1785
Gift of Col. J. Thorndike.
1818.

# OBSERVATIONS

ON THE

## North-American Land-Company,

LATELY INSTITUTED IN

*PHILADELPHIA.*

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## North-American Land-Company,

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*PHILADELPHIA:*

Containing an Illuſtration of the Object of the Company's Plan, the Articles of Aſſociation, with a ſuccinct Account of the States wherein their Lands lie:

TO WHICH ARE ADDED,

Remarks on AMERICAN LANDS in general, more particularly the Pine-Lands of the Southern and Weſtern States, in Two Letters from *Robert G. Harper, Eſquire*, Member of Congreſs, for SOUTH CAROLINA, to a Gentleman in Philadelphia.

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M.DCC.XCVI.

# ADVERTISEMENT.

*IT has frequently been remarked, and common experience too often verifies the obſervation, that, on the firſt appearance of an inſtitution, although, perhaps, highly laudable, and well calculated to promote the public and private welfare of mankind, there have not been wanting men, who, through motives of envy and ill-will, have meanly endeavoured to injure and ſubvert it. This has, in ſome degree, been the caſe reſpecting the* North-American Land-Company; *for, no ſooner was it announced to the public, and began to meet with encouragement, than the groſſeſt calumnies were induſtriouſly circulated to oppoſe its progreſs. The agents, therefore, judged it incumbent on them to tranſmit to the managers in America ſome account of ſuch unfair proceedings; in reply to which, the following extract, being written by a gentleman largely intereſted, under the impulſe of the injurious calumnies, breathes ſuch diſpaſſionate good ſenſe and firmneſs, that they think it may, with propriety, be inſerted.*

" *I obſerve, by the letter lately received from you by Mr.* * * *, " *that unfavourable reports had been ſpread reſpecting that plan* " *by perſons you ſuppoſe to be our private enemics; they are, in* " *fact, enemies created by envy and jealouſy, the efforts of thoſe* " *contracted minds who cannot bear to ſee the enterpriſe of their* " *neighbours crowned with ſucceſs. From theſe kind of enemies we* " *have met with the oppoſition which ſecret lies and calumny could* " *give, and, hitherto, it has been but too miſchievous: however,* " *perſeverance and truth will conquer in the end, and we ſhall* " *keep on until the prejudice is rooted out.*"

*It has therefore been deemed expedient to lay before the public, in Europe, the facts and obſervations in the following work, from which the Editors preſume much uſeful information may be derived, and the more the object of which it treats becomes known, they flatter themſelves, the more it will continue to meet with patronage and encouragement.*

# INTRODUCTION.

SELF-intereſt is the moſt energetic ſpring of action; and what can be more laudable than to point it to a channel, wherein, while it acts effectually for itſelf, the more it exerts its force, the more it will tend to the good of ſociety; particularly to that claſs of it which needs the hand of wealth to raiſe its head? This obſervation peculiarly applies to the North American Land-Company, lately inſtituted in Philadelphia. Moneyed men will ſee in it the means of augmenting their property; and the honeſt and induſtrious labourers of all countries, particularly of America, will ſeek under its protection an independent livelihood, and the means of providing for their innocent offspring.

Europe and America are not ſufficiently known to each other for their mutual intereſt. Many are not even

tolerably acquainted with their own country, and can therefore derive but little advantage from any knowledge they might poſſeſs of the other; for knowledge, in a great meaſure, ariſes from comparative ideas.

America has gained attention, becauſe ſhe has furniſhed, to men of induſtry and enterprize, ſources of wealth and profit; and ſhe will henceforth command attention, becauſe theſe ſources will be multiplied by time, and long continue unexhauſted. This is the effect of a combination of powerful cauſes, exiſting in, and to be explained by, her local and relative advantages.

The Author of Nature has made every part of the globe to differ in ſome reſpect from the others; and the form of ſociety conſtitutes theſe differences, national advantages or diſadvantages. A large river, by limiting the hunting excurſion of an Indian, is an evil:—to ſociety, in another form, it is a ſource of much good, by facilitating an intercourſe, and ſupplying mutual wants. In ſpeaking of America, therefore, we conſider her peculiarities as they affect or relate to civilized ſociety.

The large rivers, which water the whole continent, facilitate internal communication, and connect the different parts ſo cloſely by nature's bonds, as to give them but one intereſt. In the time of peace, they diffuſe plenty; and, in the time of war, they are a ſecure conveyance for every neceſſary. The innumerable creeks which empty into them (moſt of which are in a certain degree navigable)

navigable) are of important uſe to cultivators, and furniſh them with meadow-ground along their margins.

An early attention has been paid to inland navigation, which will greatly inhance the value of lands, and conduce to the general proſperity. Many obſtructions in the rivers have been removed by clearing the channels; or, when that could not conveniently be done, by canals and locks. The navigable waters of ſeveral different rivers have been connected by canals, and others are now carrying into execution. On the other hand, many roads have lately been opened, and others are ſtill opening. Theſe are improvements which give additional value to the produce, by leſſening the charges of carrying to market.

It is a fact well deſerving of attention, that America is beholden to other nations for little, perhaps nothing elſe *than manufactured articles*; and of them ſhe poſſeſſes, or may poſſeſs, within herſelf, the raw materials. Her internal commerce alone is of equal, perhaps greater, national advantage than any external one could be. This cannot be better elucidated than in *Governor Pownall's Memorial to the Sovereigns of Europe*, publiſhed, by Almon, in 1780; a book highly deſerving the peruſal of every one who ſeeks a knowledge of America; and which, whatever be its faults, has acquired weight from the exact fulfilment of its prophetic deductions.

" While the country, by the *capability* of this natural
" communion, becomes thus united at its root, its large-

" neſs of territory, *expanded through ſuch a variety of cli-*
" *mates*, produces, upon this communion, every thing
" that nature requires, that luxury loves to abound in, or
" that power can uſe as an inſtrument of its activity.
" All thoſe things, which the different nations of Europe
" (under every difficulty that a defect of natural commu-
" nion, under every obſtruction that an artificial and per-
" verted ſyſtem, threw in their way) barter for in the old
" world, are here in the new world poſſeſſed, under an
" uninterrupted natural communion, by an unobſtructed
" navigation, under an univerſal freedom of commerce,
" by *one* nation. The naval ſtores, the timber, the
" hemp, the fiſheries, the ſalted proviſions, of the North,
" the tobacco, rice, cotton, ſilk, indigo, finer fruits,
" and, perhaps in no very diſtant period, the wines, the
" reſin and tar, of the South, form the reciprocation of
" wants and ſupplies of each reſpectively. The bread-
" corn, the flour, the produce of agriculture in every
" form of farming, and the ſeveral increaſing articles of
" manufactures which the middle colonies produce, not
" only fill up the communion, but complete the ſyſtem.
" They unite thoſe parts which were before ONLY con-
" nected, and organize (as I have ſaid) the ſeveral parts
" into one whole." — Page 16–17.

Add to this, that the time is faſt progreſſing to a period which will give independence to the Spaniſh provinces on this continent; they may then draw the greateſt part of their proviſions from the United States, and ſend in return much of the bullion which now goes to Europe.

Theſe

Theſe are the natural advantages, or the effects of the natural advantages, of America; to which may be added the advantages of its form of government, which cheriſhes every exertion of its citizens, taxes them with a very tender hand of moderation, and leaves them at perfect liberty in points of religion. To which alſo may be added the genius and enterprize of its inhabitants; of which, the numerous inventions they have made to facilitate and decreaſe manual labour, and the increaſing number of ſhipping employed in the Eaſt-India and European trades, South-Sea whaling, and on the North-Weſt coaſt of this continent, are ſufficient proofs. And here again we have the ſtrong teſtimony of Governor Pownall. He obſerves,* that the Americans have "an uncontrolled li-
"berty of uſing any mode of life they chooſe, or any
"means of getting a livelihood that their talents lead them
"to. Free of all reſtraints, which take the property of
"themſelves out of their own hands; their ſouls are their
"own, and they reaſon; they are their own maſters, and
"they act; their labour is employed on their own pro-
"perty, and what they produce is their own. In a country
"like this, where every man has the full and free exer-
"tion of his powers, where every man may acquire any
"ſhare of the good things thereof, or of intereſt and
"power which his ſpirit may work him up to; there, an
"unabated application of the powers of individuals, and a
"perpetual ſtruggle of their ſpirits, ſharpens their wits, and
"gives conſtant training to the mind. The acquirement

* Page 42, Memorial.

" of information in things and buſineſs, which becomes " neceſſary to this mode of life, gives the mind, thus " ſharpened and thus exerciſed, a turn of inquiry and " inveſtigation, which forms a *character peculiar to theſe* " *people*, which is not to be met with, nor ever did exiſt, " in any other to the ſame degree, unleſs in ſome of the " ancient republics, where the people were under the " ſame predicament. This turn of character, which, " in the ordinary occurrences of life, is called *inquiſitive-* " *neſs*, and which, when exerted about trifles, goes even " to a degree of ridicule in many inſtances, is yet, in " matters of buſineſs and commerce, a moſt uſeful and " efficient talent. Whoever knows theſe people, and has " viewed them in this light, will conſider them as *animated* " *in this new world* (if I may ſo expreſs myſelf) *with the* " *ſpirit of the new philoſophy*. Their ſyſtem of life is a " courſe of experiments; and, ſtanding on that high " ground of improvement, up to which the moſt en- " lightened parts of Europe have advanced, like eaglets, " they commence the firſt efforts of their pinions from a " towering advantage.

" Nothing in the old world is leſs regarded than a " poor man's wiſdom, and yet a rich man's wiſdom is " generally nought but the impreſſion of what others " teach him; on the other hand, the poor man's wiſdom " is not learning, but knowledge of his own acquiring " and picking up, and founded upon fact and nature by " ſimple experience. In America, the wiſdom and not " the man is attended to, and *America is peculiarly a* " *poor man's country*. Every thing in this wilderneſs of

" woods

" woods being totally different from an old world, al-
" moſt worn out; and every perſon here far removed
" from the habits, example, and perverſion, or obſtruc-
" tion, of thoſe who aſſume the power of directing
" them; the ſettlers reaſon, not from what they hear,
" but from what they ſee and feel. They move not
" but as nature calls forth their activity, nor fix a ſtep
" but where uſe marks the ground, and take the direc-
" tion of their courſes by that line only where truth
" and nature lead hand in hand. They find themſelves
" at liberty to follow what mode they like, they feel
" that they can venture to try experiments, and that
" the advantages of their diſcoveries are their own.
" They therefore try what the ſoil claims, what the
" climate permits, and what both will produce and ſuſ-
" tain to the greateſt advantage. Advancing in this
" line of labour *by ſuch a ſpirit of induction*, they have
" brought forward into culture an abundant produce,
" more than any other nation of the old world ever did
" or could. They raiſe not only abundance and luxu-
" rious plenty to their internal ſupply, but the iſlands of
" the Weſt Indies have derived great part of their ſupply
" from the ſuperabundance; even Europe itſelf hath,
" in many articles of its ſupply, profited of the produce
" of this new world.* It has had its fiſh from their
" ſeas, its wheat and flour from one part, its rice from
" another, its tobacco and indigo from another, its tim-
" ber and naval ſtores from another: olives, oranges,
" wines, and various other articles of the more luxu-

* In the preſent war it has been the caſe to a great degree.

" rious, having, by experience, been found to thrive,
" *are in experimental culture.*

" If you view this civilizing ſpirit in its firſt ſimple
" movements, you will ſee it, as in its firſt infancy, ſo
" attaching itſelf to the boſom of the common mother
" earth, as the infant hangs upon the breaſt of its na-
" tural mother. The inhabitants, where nothing par-
" ticular diverts their courſe, *are all land-workers.* Here
" one ſees them labouring after the plough, or with
" the ſpade and hoe, as though they had not an idea be-
" yond the ground they dwell upon; yet is their mind
" all the while enlarging all its powers, and their ſpirit
" riſes as their improvements advance. He, who has
" obſerved this progreſs of this new world, will know
" that this is true, and will have ſeen many a real phi-
" loſopher, politician, or a warrior, emerge out of this
" wilderneſs as the ſeed riſes out of the ground where it
" hath lain buried for its ſeaſon.

" As in its agriculture, ſo in thoſe mechanic handi-
" crafts, which are neceſſary to and concomitant with
" that, the new world hath been led to many improve-
" ments of implements, tools, and machines: a defi-
" ciency of many of theſe, an inaptitude in many of
" thoſe which they are able to get, has put theſe ſet-
" tlers many times to their ſhifts, and theſe ſhifts are
" experiments. The particular uſe which calls for ſome
" ſuccedaneum, or for ſome farther alteration, leading
" experience by the hand to improvement, hath opened
" many a new invention. While this ſpirit of thus
" analyzing

" analyzing the mechanic powers, with the ſole and
" ſimple view to effect, (inſtead of plodding on with
" a mere mechanical habit of old implements, tools,
" and machines, generally clumſy, and oftentimes inap-
" plicable,) hath eſtabliſhed *a kind of inſtauration of*
" *ſcience* in that branch; more new tools, implements,
" and machines, or rather more new forms of ſuch, have
" been invented in this new world, than were ever yet
" invented in the old, within the like extent of country
" in the like ſpace of time. Many inſtances of this fact
" might be here ſpecified in the higher, as well as in the
" common, diurnal mechanics.

" This new world hath not yet turned its labour into
" the *active* channel of arts and manufactures, becauſe,
" by employing that labour in its own natural way, it
" can produce thoſe things which purchaſe ſuch articles
" of arts and manufactures cheaper than a country not
" yet ripe for theſe employments could make them.
" But although it doth not manufacture *for ſale*, the
" ſettlers find intervals and *fragments of time*, which
" they can ſpare from agriculture, and which they
" cannot otherwiſe employ, in which they make moſt
" of the articles of perſonal wear, and houſehold uſe, for
" *home conſumption*. When the field of agriculture ſhall
" be filled with huſbandmen, and the claſſes of handi-
" crafts fully ſtocked, as there are here no laws that
" frame conditions on which a man is to become enti-
" tled to exerciſe this or that trade, or by which he is
" excluded from exerciſing the one or the other in this or
" that place; as there are here no laws that preſcribe the

" manner

" manner in which, and the prices at which, he is to
" work, or that lock him up in that trade which it has
" been his misfortune to have attached himſelf to, although,
" while he is ſtarving in that, he could, in ſome other
" line of buſineſs which his circumſtances point out and
" his talents lead him to, be uſeful to the public, and
" maintain himſelf; as there are none of thoſe oppreſſing,
" obſtructing, dead-doing laws, here; the moment that
" the progreſs of civilization, carried thus on in its na-
" tural courſe, is ripe for it, the branch of manufactures
" will take its ſhoot, and will grow and increaſe with an
" aſtoniſhing exuberancy.

" Although the civilizing activity of America does
" not, by artificial and falſe helps, contrary to the natural
" courſe of things, inconſiſtent with and checking the
" firſt applications of its natural labour, and before the
" community is ripe for ſuch endeavour, attempt to force
" the eſtabliſhment of manufactures; yet, following, as
" uſe and experience lead, the natural progreſs of im-
" provement, it is every year producing a ſurplus-profit;
" which ſurplus, as it enters again into the circulation of
" productive employment, creates an accumulating acce-
" lerated progreſſive ſeries of ſurpluſes. *With theſe accu-*
" *mulated ſurpluſes* of the produce of the earth and ſeas,
" *and not with manufactures*, the Americans carry on
" their *commercial* exertions. Their fiſh, wheat, flour,
" rice, tobacco, indigo, live ſtock, barrel pork and beef,
" (ſome of theſe articles being peculiar to the country and
" ſtaple commodities,) form the exports of their com-
" merce. This has given them a direct trade to Europe;

" and,

" and, with ſome additional articles, a circuitous trade to
" Africa and the Weſt Indies.

" The ſame ingenuity of mechanic handicraft, which
" ariſes concomitant with agriculture, doth here alſo riſe
" concomitant with commerce, and is exerted in SHIP-
" BUILDING. It is carried on, not only to ſerve all the
" purpoſes of their own carriage, and that of the Weſt
" Indies in part, but to an extent of ſale, ſo as to ſupply
" great part of the ſhipping of Britain: and farther, if
" it continues to advance with the ſame progreſs, it will
" ſupply great part of the trade of Europe alſo with ſhip-
" ping, at cheaper rates than they can any where, or by
" any means, ſupply themſelves."

It is needleſs to detail the effects which theſe combined cauſes muſt have upon the value of land, ſince it muſt be obvious to every one who can in the leaſt reflect upon or trace them. At the ſame time, while the philanthropiſt is gratified with the conſideration, that ſo much room is left for the happineſs of his fellow-creatures in the uncultivated lands, the man of wealth may reflect, that he can contribute to it by the very means which increaſes his own riches.

The *uncultivated lands* within the United States have been an object of attention from the firſt ſettlement of the country to the preſent day, and will continue ſo to be until the inhabitants become ſo numerous as to leave no land of that deſcription. The plough and the ſpade have, time out of mind, ameliorated the boſom of Europe, and

every

every tillable ſpot has long been diveſted of its rough product in ſearch of the means of life: an immenſe extent of uncultivated land is, therefore, an idea rather novel to ſome European minds, perhaps viewed by them in the ſame light as the deſerts of Arabia. To correct the idea, it muſt be taken into account, that theſe lands lie interſperſed with, or adjacent to, others, cultivated and inhabited by their brethren; people ſpeaking the ſame languages, poſſeſſing with themſelves the arts, ſciences, and virtues, of civilized life; that they poſſeſs, not only the degrees of fertility uſually found in thoſe of Europe, but, in ſome inſtances, peculiar vegetative powers (owing partly to climate and partly to geographical poſition) of a ſuperior degree.

Their ſurface is diverſified ſufficiently to preſent all the forms, and afford all the capabilities, that are deſirable or needful; and, conjunctively with the abounding waters, (adapted for all the purpoſes of machinery or navigation,) they ſubmit themſelves to the hands of man in as eligible a condition as the roughneſs of nature ever allowed.

Nature deteſts ſterility; and, till *man*, her nobleſt aſſiſtant, comes to her aid, ſhe riots in unbounded and eccentric luxuriance, wherever her powers can take effect. Accordingly, till his arrival, her potent energy has uniformly clothed the earth with endleſs foreſts, thick, lofty, and infinitely-varied. Such was the caſe of America on the arrival of the firſt ſettlers, and ſuch is ſtill the caſe with the uncultivated lands.

Theſe

Theſe the States have purchaſed in large diſtricts from the Indians, who claimed them, and ſold in ſmaller tracts to their citizens; a mode of proceedure which accelerated the ſpread of ſettlements. In ſhort, at one period or other, and eſpecially ſince the war, the ſeveral States have, perhaps prematurely and with a blamable haſte, drawn their revenues from, or liquidated their debts by, the re-ſale of them on very low terms to ſuch as could advance money to pay for them.*

Land-offices were opened in the different States, from whence, on application and payment of certain ſums, either in ſpecie or paper-currency, the citizens received warrants of ſurvey, which authoriſed the ſurveyors, appointed by the State, or their deputies, to lay out for the uſe of the purchaſers ſpecified quantities of land, in the places choſen by themſelves. In this manner, the valuable lands were rapidly located, and nothing is now left but the ſummits of mountains, abrupt precipices, or plains covered with ſtones.

Land is a ſpecies of property which benefits *every* poſſeſſor; and more money has been made through its medium than any other. It is a fact ſo well known and felt, that many ſeized the opportunity, entered very largely into the ſpeculation, and purchaſed of the States to an amount that would appear aſtoniſhing to Europeans.

* The donation-grants to citizen-ſoldiers, who encountered the dangers of the war, cannot be implicated in this cenſure.

Their

Their ſyſtem was ſimple and reaſonable. When the increaſing population had conferred an increaſe of value, they ſold to others at an advance proportioned to the time they had held; theſe again re-ſold; and ſo on, till that which was a wilderneſs approached, by cultivation and improvement, ſomething towards its intrinſic worth. In many inſtances, the value of ſuch lands have doubled in the courſe of five or ſix years.

In a country, where the legal intereſt of money is 6*l.* per cent. per annum, every acre, that will produce 6*l.* after paying all taxes, expences of cultivation, and charges of carrying to market, ought to be deemed worth 100*l.* There is an abundance of acres in America which produce that income; but, excepting ſuch as are in or near large cities, or ſuch as are attended with circumſtances of peculiar advantage, there are none which will ſell at that price. It will be long before any lands in America reach their intrinſic value on the foregoing principles; but it is fairly preſumable, that all which are cultivatable will continually riſe in price till they do reach it.

The cultivation and improvement of theſe extenſive woods exhibit, in very ſtrong colours, the energy, patience, induſtry, art, and ſpirit, of man. No doubt, had they poſſeſſed the ambition and ability of telling their own ſtories in methodical and flowery language, many of the firſt ſettlers could have furniſhed the world with counterparts to the hiſtory of Robinſon Cruſoe. Theſe primitive ſettlers deſerve our admiration and gratitude; they have ſhewed the world new ways to happineſs, and were the

the heralds of a long rear of happy generations, who have reaped, and will continue to reap, for ſucceſſive ages, the fruits of their ſpirit and perſeverance. To theſe men is owing the firſt eſtabliſhment of Europeans in America; and, therefore, to them belongs much of the merit which ariſes from the conſequences; but the ſpread or extent of ſettlement is partly aſcribable to the enterprize and hardihood of the hunters.

In a country where man may place himſelf in what grade of ſociety he pleaſes, thoſe will always be found who prefer the wild freedom of nature, with all its inconveniences, to the neceſſary reſtraints and comforts of populous ſociety.

Poſſeſſed of perfect independence, the hunters lead a life of alternate idleneſs and violent exertion, and are ſcarcely diſtinguiſhable from the aboriginal inhabitants. As the game becomes ſhy or ſcarce, they puſh farther into the wilderneſs; and their places are ſupplied by others, who quit ſociety for the paſtoral life. Theſe build log-houſes on their tracts, clear a few acres, and cultivate ſome corn and flax for their families; but their principal object is the rearing of ſtock, conſiſting of cattle and hogs, which, ranging at large, may be taken as they are wanted: but finding, at length, that the population increaſes around them, and limits the range for their cattle, they puſh another ſtep after the hunters. Their enſient improvements are purchaſed by men of more ſedate diſpoſition; who, eſtabliſhing themſelves permanently, bend their unremiting efforts to conſtant cultivation and entire clearance.

clearance. Mills begin to be erected: roads, or rather the beſt paths, are traced to other ſettlements, or to places where the neceſſaries of civilized life are to be had; and their comforts increaſe with their progreſs in cultivation, and the neighbourhood of other ſettlers.

It is difficult for Europeans to form a proper idea of this ſtate of life: the ſettlers have food in variety and plenty; but, on the other hand, their diſadvantages are many and great. They are obliged to underſtand, in a certain degree, many of the mechanical and uſeful arts; manufacture their own clothing; and be their own ſmiths and carpenters, &c. for it commonly happens that profeſſors of theſe arts could not profitably eſtabliſh themſelves among them on account of the diſtance (perhaps 3 or 4 miles aſunder) of their habitations. Salt and other indiſpenſable articles are frequently to be brought on horſeback (for no carriage-roads can be made by the exertions of individuals) from ſtores at great diſtances. This manner of life, however it may appear to others, cannot, it ſhould ſeem, be conſidered as diſagreeable by thoſe who lead it; they are moſt generally native-born; the children of parents who have trained them up to it. Every year brings into a ſtate of manhood a new race, who go forth from the old ſettlements, ſpread themſelves over the wilderneſs, erect habitations, and in time change the face of nature from ſombrous woods to ſmiling incloſures of valuable grain: plenty follows their endeavours, and commerce receives the ſurplus not conſumed by themſelves. Swarms of them continually arrive in all the ſtates which have vacant lands; and, as if theſe limits were not ſufficiently

ficiently extenſive, vaſt numbers of them puſh beyond, and retire to the Weſtern waters, north-weſt and ſouth of the Ohio. Their numbers and ſucceſſion are ſo great, as to aſtoniſh any one who from time to time viſits the frontiers, and obſerves the amazing progreſs of ſettlement. As inſtances: Imlay accounts the annual number of emigrants to Kentucky at 10,000; in the year 1794 that ſtate received an acceſſion of 20,000 and upwards: the inhabitants in the territory ſouth of Ohio were 35,691 in 1791; but now, in 1795, it is ſuppoſed they are upwards of 50,000!

This being the caſe, the proprietor of back-lands gives himſelf no other trouble about them than to pay the taxes, which are inconſiderable; as nature left them, ſo they lie, till circumſtances give them a value. The proprietor is then ſought out by the ſettler, who has chanced to pitch upon them, or who has made any improvement thereon, and receives from him a price which fully repays his original advance with great intereſt. While lands could be obtained from the ſtate, the ratio of advance was determinate; and the ſettlers rather choſe to purchaſe leſs eligible ſituations cheap from the land-office, than exceed the current price in purchaſing from other proprietors. That alternative is now almoſt deſtroyed, and it is impoſſible to ſay in what degree the value of uncultivated lands will increaſe; as in all caſes it will depend upon the will or exigencies of the ſeller.

There are two cauſes which enſure the continuance of this rapid increaſe of ſettlements: Firſt, the predominant

bias and enterprizing character of the native Americans; and, ſecondly, the natural increaſe of population: which laſt, as will appear from the Cenſus of 1790 (1), taken by order of Congreſs, and the numbers of people as they ſtood in 1774 (2), is far beyond any ratio that philoſophers or calculators have yet publiſhed. Much has been ſaid on the ſuppoſed benefit derived from the emigration of foreigners; very probably upon wrong ground. The number of ſubjects in the Britiſh colonies, as they were formerly called, was but few in compariſon of thoſe who are now citizens of the United States; and the increaſe from natural population, although in the ſame proportion, was leſs perceptible, and the conſequence leſs felt: hence, great ſtreſs was laid upon the emigration of foreigners into America. It was ſuppoſed that the value of lands increaſed in proportion to, and that the extenſion of ſettlements depended upon, the numbers of them imported. How far this was true in the infancy of America it is needleſs now to inquire: but, at the preſent day, foreign emigrants have little effect; it is a political queſtion, deſerving legiſlative conſideration, whether the future admiſſion of them be deſirable (3).—In ſhort, experience has proved that the native Americans are much more equal to the taſk of ſubduing the foreſt. Born in the country, acquainted with and inured to its peculiarities, their habits and reſources are immediately calculated for the purpoſe. They go forth boldly and chearfully in ſufficient numbers, and accompliſh it effectually in ſpite of every inconvenience.

PLAN

# PLAN

AND

# ARTICLES OF ASSOCIATION

OF THE

## North American Land Company,

ESTABLISHED FEBRUARY 1795.

THE rapid increaſe of native emigrants from old to new ſettlements, and the conſequent continual riſe in the value of land, were facts ſo well known to the Gentlemen who originated the plan of the North American Land Company, as to form the data of their private ſchemes; and, when they engaged in ſuch extenſive purchaſes of uncultivated land, they had no other plan in contemplation than to hold them in poſſeſſion till the

progreſſion of ſettlements ſhould occaſion a demand for them, and a riſe in price recompenſe their care, labour, and original advance. They expected to benefit not only themſelves, but the ſeveral ſtates wherein the lands lie, by promoting an earlier cultivation of ſuch large tracts than would otherwiſe happen. This was the whole of their intention; but a diſappointment in promiſed pecuniary aid deranged their operations, and gave riſe to the plan which has been offered to the public. It was formed, firſt, becauſe it promiſed, if well received, to relieve the proprietors from the embarraſſment conſequent to that diſappointment; ſecondly, becauſe by it the eſtates are put under a ſyſtem of management which confers a value beyond that which they would acquire in ſeparate hands without ſuch a ſyſtem; and, whether the ſhares ſell or not, it is the mode beſt calculated to promote their intereſt.

The ſhares will be transferred to purchaſers; and ſuch as are not ſold will remain the property of the original proprietors, who will benefit in proportion to what they hold.

# *NORTH AMERICAN*

## LAND COMPANY.

THE SUBSCRIBERS HERETO having, at a great expence of money and time, with much induſtry, acquired a large and valuable property, conſiſting of lands in the ſtates of Pennſylvania, Virginia, North-Carolina, South-Carolina, Georgia, and Kentucky, which have been choſen or ſelected (in preference to other tracts) in conſideration of the good quality of the ſoil, advantageous poſition, certainty of title, and other circumſtances that induced them, as purchaſers, to give ſuch preference, they now offer a plan expreſſed in the articles of agreement hereto annexed, by which all perſons who have money may, if they pleaſe, participate in the advantages reſulting from the purchaſe, ſale, and improvement, of theſe valuable eſtates.

The lands upon which this plan is grounded amount to SIX MILLION OF ACRES, agreeably to the ſchedule thereof hereto annexed, which are valued, one with another, at the average-price of half a dollar per acre, or three million of dollars being the capital ſtock; this, divided upon thirty thouſand ſhares, gives one hundred dollars per ſhare, at which the proprietors agree to ſell in the firſt inſtance.

The titles to theſe eſtates are veſted in truſtees as joint tenants in truſt, to convey the ſame to purchaſers, conformably to the articles of agreement hereto annexed. The moneys ariſing from the ſales thereof are for the uſe and account of the holders or poſſeſſors of the ſhares in the ſtock of the North American Land Company.

ARTICLES OF AGREEMENT, indented, made this twentieth day of February, One thouſand ſeven hundred and ninety-five, BY AND BETWEEN the Honourable Robert Morris, Eſquire, of the City of Philadelphia, John Nicholſon, Eſquire, of the ſaid City of Philadelphia, and James Greenleaf, Eſquire, Conſul from the United States at Amſterdam, but now in New York, of the one part, and thoſe who ſhall become purchaſers, owners, or holders, of ſhares in the North American Land Company, of the other part.

FIRST. This aſſociation ſhall be ſtyled "THE "NORTH AMERICAN LAND COMPANY."

SECOND. Every owner of one or more ſhares ſhall become a member thereof, and a party to theſe articles in virtue of ſuch ownerſhip, as fully to all intents and purpoſes whatever as if ſuch owner had actually ſigned and ſealed theſe preſents, and ceaſe to be ſo when he parts with his ſhare or ſhares.

THIRD. The capital ſtock in this company conſiſts in ſix millions of acres of land, ſituate in the ſtates of Penn-

Pennſylvania, Virginia, Kentucky, North-Carolina, South-Carolina, and Georgia; the titles to which are veſted in Thomas Willing, Eſquire,* now preſident of the bank of the United States, John Nixon, Eſquire, now preſident of the bank of North-America, and John Barclay, Eſquire, now preſident of the bank of Pennſylvania, IN TRUST to convey the ſame agreeably to theſe articles.

FOURTH. Where two or more perſons ſhall claim the ſame land under different contracts with the board of managers, or where any perſon or perſons ſhall claim a tract or tracts of land under contract or contracts with the board of managers, and the ſaid board ſhall diſpute ſuch claim, in ſuch caſes a ſuit or ſuits may be commenced againſt the ſaid board, in the county of Philadelphia, in the ſupreme court of Pennſylvania, or in the federal circuit-court of Pennſylvania, by the perſon or perſons claiming, and one or more feigned iſſues joined, in order to determine the right of the parties, and trials had thereon in the city of Philadelphia: and the ſaid board ſhall requeſt the truſtees to convey the lands ſo claimed to the perſon or perſons in whoſe favour ſuch determination ſhall be had; and, if the ſaid board ſhall not agree to the commencement of ſuch ſuit, and to form ſuch feigned iſſue or iſſues, or ſhall not requeſt the truſtees to convey to the perſon or perſons requeſting ſuch ſuit to be commenced, or in whoſe favour ſuch determination ſhall paſs,

* Jared Ingerſol, Eſq. Attorney-General for the United States, is now one of the Truſtees in the place of Thomas Willing, Eſq. who reſigned, under the idea that the truſt was incompatible with his office as Preſident of the Bank of the United States.

ſuch perſon ſhall be deemed and taken to be in full and perfect poſſeſſion of the diſputed premiſes; and the truſtees being ſerved with a notice in writing, that the ſaid board refuſed to agree to the commencement of ſuch ſuit, or to form ſuch iſſue or iſſues, or refuſed or neglected to requeſt the ſaid truſtees to convey to ſuch perſon or perſons in whoſe favour ſuch determination paſſed, ſhall be deemed to hold the legal eſtate therein, in truſt for ſuch perſon or perſons, and ſhall in three months from the ſervice of ſuch notice convey the ſame accordingly, unleſs the ſaid board ſhall, within the ſaid three months, agree to the commencement of ſuch ſuit or requeſt, the truſtees to convey to the perſon or perſons in whoſe favour ſuch determination ſhall paſs: and, where any perſon has any demand upon or cauſe of complaint againſt the company (other than a claim of title to lands) that cannot be amicably adjuſted by the board, a ſuit ſhall be commenced by ſuch perſon againſt the board, in the ſupreme court of Pennſylvania, or in the federal circuit-court of Pennſylvania, and one or more feigned iſſues joined, in order to try the right of the party and aſcertain the *quantum* of damages, and a trial had thereon, in the city of Philadelphia; and if, after a certificate of the verdict and judgement in ſuch trial ſhall be ſerved upon the board and upon the ſecretary, the ſum recovered and the coſts of ſuch ſuit ſhall not be paid to the party, he may then maintain his action againſt the board for money had and received to his uſe, and the board ſhall be perſonally liable to the payment of ſuch ſum, unleſs they can ſhew that they had not, at the time ſuch certificate was ſerved upon them, or at any time afterwards, moneys of the company in their hands ſufficient to pay ſuch ſum and ſuch coſts.

FIFTH.

FIFTH. The ſaid capital ſtock in lands ſhall be repreſented by thirty-thouſand ſhares or actions of two hundred acres each, ſo as that every perſon holding a ſhare or ſhares will be entitled to one thirty-thouſandth part of the ſaid capital ſtock of lands, or the moneys and profits reſulting therefrom upon each ſhare.

SIXTH. The affairs and buſineſs of this company ſhall be conducted by a board of managers, to be elected at their office in the city of Philadelphia on the thirty-firſt day of December in every year, unleſs when that day happens on a Sunday, and then on the next day, by the holders of ſhares or actions, each ſhare entitling the holder to a vote in the ſaid election, to be given perſonally, or by proxy duly authorized. The following form muſt be executed by a ſhare-holder to entitle his proxy to a vote, and acknowledged by the party, or proved by the oath of one of the witneſſes before a notary-public, or ſome magiſtrate authorized by the law of the country where the perſon executing ſuch proxy ſhall be, to take ſuch acknowledgement or proof, and the ſame certified under ſome authentic public ſeal: "Know, all men, by theſe pre-
"ſents, that I, of do hereby
"appoint to be my ſubſtitute for and in my
"name and behalf to vote at election of a pre-
"ſident, member or members, of the board of managers, or
"ſecretary, of the North American Land Company, as fully
"as I might or could were I perſonally preſent. IN witneſs
"whereof I have hereunto ſet my hand and ſeal this
"day

" day of one thouſand
" hundred ."

(Seal.)

SEVENTH. The board of managers ſhall conſiſt of a preſident and four members, to be choſen from among the ſhare-holders, of whom the preſident and two members, or three members, in caſe the preſident ſhall be abſent, ſhall be a board competent to tranſact buſineſs. A majority to prevail where more than three of the board vote; but, where only three vote, they are to be unanimous. They ſhall have a ſtated meeting on one day (to be fixed on by themſelves) in every week, and ſhall meet as much oftner as the buſineſs of the company may require.

EIGHTH. The ſaid board for the preſent year, one thouſand ſeven hundred and ninety-five, muſt be named within articles, as there are not at preſent any ſhare-holders to elect, and accordingly Robert Morris, Joſeph Ball, Thomas Fitzſimons, John Vaughan, and John Nicholſon, are hereby nominated and appointed the board of managers (and ſhall chooſe from amongſt themſelves a preſident) until the thirty-firſt day of December next, when the firſt election is to be held. The ſaid board and all future boards ſhall have authority to employ a ſecretary, clerk or clerks, office-keeper or runner, and occaſionally counſel learned in the law and ſcriveners, and alſo one or more agent or agents, ſurveyor or ſurveyors, to be ſtationed at the moſt proper and convenient places for making ſurveys and ſales of the land belonging to the company, and who ſhall be allowed ſuch ſalaries or compenſations

penſations for their reſpective ſervices as may be agreed to by the preſident and board of managers on behalf of the company.

NINTH. The board of managers ſhall have authority to ſell or contract, either by themſelves or by their agents, for the ſale of any lands belonging to the company, preferring ſuch purchaſers as ſhall engage to become ſettlers, or to place ſettlers on the lands they buy. The board are to obtain the higheſt prices they can, and may give ſuch credit as they ſhall judge to conſiſt with the real intereſt of the company. The board of managers ſhall alſo have power, and they are hereby authorized, to lay out and open roads, to lay out a town or towns and ſell the lots therein, and to improve upon ſuch tracts of land belonging to the company as they ſhall think proper, one or two farms, of from five hundred to one thouſand acres, and thereon to erect a dwelling-houſe, barn, and other needful out-houſes, a ſaw-mill and griſt-mill at the expence and for account of the company; all which may be occupied (upon terms to be agreed on by the board of managers) by the agents or ſurveyors they may employ to ſell and ſettle the ſaid tracts; the ſaid farms and improvements to be finally ſold for the benefit of the company.

TENTH. The board of managers ſhall, whenever they make ſale of any lands belonging to this company, depoſit the money received for the ſame, whether in whole or in part, in one of the three banks already mentioned; that is to ſay, the bank of the United States, the bank of North

North America, or the bank of Pennſylvania; opening an account for the North American Land Company with the bank in which the depoſit is made; and the moneys, ſo depoſited, ſhall be ſubject ſolely to the drafts of the preſident of the board of managers, atteſted by the ſecretary, and expreſſed to be ſigned in the preſence of the board; the draft mentioning the purpoſe for which it is drawn, and that it is for the uſe and ſervice of the company.

ELEVENTH. All covenants, articles of agreement, or contracts, made by the board of managers or by their agents for the ſale of lands, ſhall be to and in the name of the individuals compoſing the board, and ſhall be to them and the ſurvivor of them, and the executors and adminiſtrators of ſuch ſurvivor, to this intent expreſsly: That ſuits ſhall be brought in their names for the uſe of the ſaid company; and that, if ſuch perſons ſhall ceaſe to become members of the board, their ſuits may be brought and maintained in the name of them or the ſurvivor of them, or the executors or adminiſtrators of the ſurvivor of them, for the uſe of the ſaid company. And ſuch covenants, articles of agreement, and contracts, ſhall be depoſited with the ſecretary, in their office for ſafe keeping and for the purpoſe of collecting the payments, which may be ſtipulated therein, as they become due. All moneys, received thereon, or from any other ſource, on account of the company, ſhall be depoſited in the ſame manner and upon the ſame conditions as mentioned in the preceding article.

TWELFTH.

TWELFTH. The truſtees, in whom the titles to the lands of this company are veſted, ſhall, in caſe of the death of any one of their number, immediately after ſuch event, convey, by a deed to be prepared and preſented by the board of managers, a joint tenancy with themſelves to ſuch perſon as the board of managers ſhall chooſe for a ſucceſſor to ſuch deceaſed truſtee.

THIRTEENTH. The truſtees for the time being ſhall, upon receiving a requeſt in writing, ſigned by the preſident and board of managers, atteſted by the ſecretary, execute a deed or deeds of conveyance in fee-ſimple to the purchaſer or purchaſers for any tract or tracts of land which may have been ſold by the board or their agents, it being firſt certified by the ſaid preſident and atteſted by the ſecretary in the manner as before-provided to the ſaid truſtees, that the conſideration-money hath been paid or ſecured to be paid; if paid, that it hath been depoſited agreeably to the tenth article; if ſecured, that ſuch ſecurities have been depoſited agreeably to the eleventh article.

FOURTEENTH. The ſecretary ſhall for the preſent year be appointed by the preſident and board of managers, but in future ſhall be elected by the ſhare-holders, at the ſame time and place of election of the preſident and managers, and ſhall keep records, in a book to be opened by him for that purpoſe, of all deeds of conveyance executed by the truſtees, and of all articles of agreement, covenants, mortgages, &c. that concern the company; which

book

book ſhall be produced at every meeting of the board, and the original papers ſhall be produced whenever called for by the board.

FIFTEENTH. The board of managers or their agents may covenant to make title to purchaſers when the payments are completed, or title may be granted at the time of ſale and mortgage, or the lands be taken to ſecure the payments agreed on.

SIXTEENTH. The ſecretary ſhall attend every meeting of the board of managers; he ſhall keep regular minutes of their proceedings; he ſhall ſummon ſuch meetings when directed by the preſident, or upon application of any two or more members of the board, or upon application of twenty ſhare-holders, by ſending a notice in writing to the preſident and to each member, naming the time and place of ſuch meeting.

SEVENTEENTH. Vacancies, which may happen in the board of managers by death, reſignation, or removal, to a diſtance of ten miles from the city of Philadelphia, of any member or members, may and ſhall be ſupplied by an election of the board, out of other ſhare-holders reſiding in the city of Philadelphia, for the remainder of the year, until the next general election by the ſhare-holders; and, in caſe of death, reſignation, or abſence, of the preſident or ſecretary, the ſaid board of managers ſhall chooſe a preſident and appoint a ſecretary *pro tempore*, or for the remainder of the year, as the caſe may require.

EIGHTEENTH.

EIGHTEENTH. The ſecretary ſhall provide a ſet of books of account, for the concerns of the company, wherein ſhall be regularly entered a proper account of all ſales made; of all moneys received and paid; of all notes, bonds, mortgages, and ſpecialties, of every ſort and kind; and of all expenditures: and theſe accounts ſhall be ſettled and adjuſted ſo as that an abſtract thereof ſhall, together with the ſaid books, be laid before the ſhare-holders at every annual meeting, to be held for the purpoſe of electing the board of managers; and, at every ſuch meeting, the board of managers ſhall give a full and fair account of their proceedings, and of the actual ſtate of the company's affairs; and, in order to give time for the ſecretary to prepare the accounts and ſtatements, the transfer of ſhares ſhall be ſuſpended from the twentieth to the thirty-firſt days of December incluſively in every year.

NINETEENTH. The board of managers ſhall provide an office in the city of Philadelphia, wherein to hold their meetings; and the ſecretary ſhall give a conſtant attendance therein, day by day, at ſuch hours as may be fixed on by the board of managers, to perform the duties of his ſtation, and for the purpoſe of laying before any ſhare-holder, that may deſire it, the book of minutes, book of records, book of accounts; and to give ſuch other information, reſpecting the eſtate and affairs of the company, as will convey a true idea of its actual ſituation.

TWENTIETH. The certificates for ſhares or actions ſhall be transferable at the pleaſure of the holder, but the transfers

transfers muſt be made by the holder in perſon, or by his attorney or legal repreſentative, at the office of the board of managers, in preſence of the ſecretary, who ſhall keep a record of all transfers in a book to be provided and kept for that purpoſe; which transfers ſhall be ſigned by the perſon transferring, who ſhall alſo deliver up the old certificate or certificates to be cancelled and filed, and new ones ſhall be iſſued to the ſame amount to the transferee. Perſons, wanting to transfer ſhares as attorneys, muſt produce a power in the following form: "Know, all men, "by theſe preſents, that do make, conſtitute, "and appoint, to be true and law- "ful attorney for ; and in name to ſell, aſ- "ſign, and transfer, ſtock or ſhares, ſtanding "in name in the books of the North American "Land Company; with power alſo an attorney or attor- "neys under , for the purpoſe to make and ſubſtitute "and to do all lawful acts requiſite for effecting the pre- "miſes, hereby ratifying and confirming all that ſaid "attorney or ſubſtitute or ſubſtitutes ſhall do therein "by virtue hereof. In witneſs whereof, have hereunto "ſet hand and ſeal , the day of , in "the year of our Lord one thouſand hundred and " . And the ſame ſhall be acknowledged, proved, and "certified, in the ſame manner and form as is before pro- "vided with reſpect to the execution of proxies."

TWENTY-FIRST. The preſident and board of managers ſhall cauſe a ſtatement of the company's ſales and receipts to be made out and printed annually, or, if they ſee proper, half-yearly; one copy of which ſhall at the time

time be forwarded to every ſhare-holder that may leave his addreſs at the office for that purpoſe at his expence and as he ſhall direct.

TWENTY-SECOND. The board of managers ſhall, in the courſe of the laſt ten days of the months of December, in every year during the exiſtence of this company, cauſe the accounts of the company to be made up; and, after paying office-rent ſalaries and contingent charges, and after reſerving ſuch as they may think neceſſary for a contingent fund not exceeding four thouſand dollars, they ſhall declare a dividend of the remaining balance of the caſh in hand, by dividing the ſame into thirty thouſand parts, and allowing one of thoſe parts to each ſhare. The dividend ſo made ſhall be advertiſed in the public newſpapers, and the ſhare-holders be notified that they may perſonally, or by their attorney or legal repreſentative, apply at the company's office and receive payment; and, if at any time the receipt of moneys on account of the company ſhould be ſo great previous to the end of the year as to admit of more than one dividend, the preſident and board of managers may, in their diſcretion, declare one or more dividends at ſuch time or times as they ſhall deem proper: the ſaid dividends to be advertiſed and paid in the ſame manner as is above-provided.

TWENTY-THIRD. It is agreed, by the ſaid Robert Morris, John Nicholſon, and James Greenleaf, parties of the firſt part, that the dividend or dividends ſhall not be leſs than ſix per cent. per annum, or ſix dollars on

each ſhare in every year; and, that if the caſh ariſing from the ſales does not amount to that ſum, they, the ſaid parties of the firſt part, do hereby promiſe and bind themſelves, their heirs, executors, and adminiſtrators, to advance and lend to the board of managers ſuch ſum as may be neceſſary, in addition to what they have in hand of the company's money, to enable them to pay ſix dollars on each ſhare: the board of managers granting their obligation to the ſaid parties of the firſt part to repay the ſaid advances out of the firſt moneys they may receive thereafter on account of the company, except ſuch as the ſaid board are obliged by article the fourth to pay to perſons recovering againſt the board, and alſo excepting the moneys reſerved for a contingent fund; and, in order to ſecure the performance on the part of the ſaid parties of the firſt part, they do hereby agree to depoſit in the hands of the truſtees each three thouſand ſhares or actions, making in all nine thouſand ſhares, to be held by them for the uſe of Robert Morris, John Nicholſon, and James Greenleaf, reſpectively, ſubject, however, to the payment of ſuch ſum or ſums in any or every year, during the continuance of this company, as may be neceſſary to enable the board of managers to pay a dividend of ſix per cent. And they are hereby authoriſed to ſell and transfer ſo many ſhares as may be needful for that purpoſe, in caſe the ſaid Robert Morris, John Nicholſon, and James Greenleaf, or ſome of them, their or ſome of their heirs, executors, or adminiſtrators, fail to provide by other means the ſums neceſſary. The ſums of money ariſing from ſuch ſales of depoſited ſhares to be in the firſt inſtance applied to the payment of the dividend, and afterwards the ſame

ſums

ſums to be replaced from the company's funds, which ſhall be re-inveſted in ſhares for account of the ſaid Robert Morris, John Nicholſon, and James Greenleaf; and the ſhares ſo purchaſed ſhall again be depoſited as before, and for the ſame uſes and purpoſes, it being underſtood that the ſaid parties of the firſt part are to draw the annual dividends on their reſpective parts of the depoſited ſhares.

TWENTY-FOURTH. The preſident and managers muſt neceſſarily devote much time and labour to the buſineſs of this company, the profits will be great and certain, therefore the company can well afford to pay thoſe who ſerve them. It is therefore agreed that the preſident and managers ſhall be allowed a commiſſion of two and a half per cent. on the amount of the ſales they make, receivable by them only out of the payments actually received, or as the caſh comes into the company's poſſeſſion; which commiſſion ſhall be divided into five parts, one for the preſident and one for each member of the board.

TWENTY-FIFTH. The preſident, and each member of the board of managers, and the ſecretary, ſhall ſeverally give ſecurity to the truſtees in the ſum of twenty thouſand dollars for the faithful diſcharge of their reſpective truſts. The board of managers will alſo take ſecurity from the agents and ſurveyors they may appoint for the faithful diſcharge of their duty and truſt.

TWENTY-SIXTH. Certificates for thirty thouſand ſhares or actions will be immediately made out, ſigned, and delivered to the parties of the firſt part, after the execution of theſe ariticles in the following form: "This "is to certify that

"  is entitled to  ſhare in the entire "property of the North-American Land-Company, the "dividends whereof ſhall not be leſs than ſix dollars on "each ſhare annually, conformably to articles of agree- "ment duly executed, dated at Philadelphia, the twen- "tieth day of February, one thouſand ſeven hundred and "ninety-five, transferable only at the company's office "in that city by the owner in perſon, or by his executor, "adminiſtrator, attorney, or legal repreſentative, ſigned, "in the preſence and by order of the board of managers, "at Philadelphia, this  day of  179 .

"Atteſt. "Preſident.

"  Secretary."

TWENTY-SEVENTH. This company ſhall exiſt for fifteen years, (unleſs the ſales of their lands and the collection of the moneys ſhall be ſooner effected,) and as much longer as may be neceſſary to cloſe and ſettle their concerns and make a final dividend. At the end of fifteen years from the date of theſe articles of agreement, it ſhall be the duty of the then-board of managers to call, by advertiſements in the newſpapers, upon the ſhare-holders to appear in perſon or by proxy at a meeting, to be held at the company's office ſix months after the date of ſuch advertiſement, and there to determine upon the beſt mode

mode of diſpoſing of any part of the company's eſtate that may then remain unſold or uncollected, ſo as to make a juſt and final diviſion thereof; and a majority of votes given by the ſhare-holders and proxies that meet ſhall be concluſive. The ſaid board ſhall carry the ſame into effect and make a final dividend thereof as ſoon thereafter as may be practicable.

TWENTY-EIGHTH. It is farther agreed, that if upon experience it ſhall be found neceſſary to alter, amend, add to, or diminiſh, thoſe articles of agreement, the ſame may be done upon the following terms and conditions, and on no other: the perſon or perſons wiſhing for an alteration ſhall propoſe the ſame at an annual meeting of the ſhare-holders, by laying the propoſed changes before them in writing; and, if ſuch changes or alterations, or any part thereof, meet the approbation of a majority of the ſhare-holders and proxies then met, the propoſitions ſo laid before them ſhall be printed, with notice that deciſion is to be made thereon at the next annual meeting, and copies thereof be tranſmitted to every ſhare-holder, who ſhall leave his addreſs at the office for that purpoſe, at his expence, and as he ſhall direct; when two-thirds of the whole number of ſhare-holders and proxies, then met, concurring or agreeing to the ſaid changes or alterations, or any part thereof, (provided that the ſaid two-thirds of the ſhare-holders and proxies repreſent not leſs than two-thirds of the whole number of ſhares,) the ſame ſhall become a part of theſe articles, and be incorporated in this plan, and be binding upon all concerned as if the ſame had been now inſerted and accepted.

SCHEDULE of the LANDS whereon the above PLAN is founded, viz.

| PENNSYLVANIA. | Acres. | |
|---|---|---|
| Northampton county - | 72,000 | |
| Northumberland - - - | 217,046 | |
| Luzerne - - - - | 4,500 | |
| Mifflin - - - - | 34,328 | |
| Huntingdon - - - - | 29,172 | |
| Weſtmoreland - - - | 40,000 | |
| North and Weſt of Allegany and Ohio rivers - - | 250,000 | |
| | | 647,046 |
| VIRGINIA. | | |
| Monongalia county - - | 19,700 | |
| Waſhington - - - - | 25,000 | |
| Harriſon - - - - | 44,155½ | |
| Ohio - - - - - | 30,000 | |
| Randolph - - - - | 18,825 | |
| Montgomery - - - - | 484,025¾ | |
| Greenbriar - - - | 156,355 | |
| Ruſſell - - - - | 20,000 | |
| Kenhawa - - - - | 134,560 | |
| | | 932,621¼ |
| NORTH CAROLINA. | | |
| Beaufort and Hyde counties - | 200,000 | |
| Rowan county on Yadkin river | 17,299 | |
| Robiſon, Moore, Cumberland, Richmond, and Anſon, counties - - - - | 500,000 | |
| | | 717,299 |

SOUTH

SOUTH CAROLINA.

| | | |
|---|---|---|
| Orangeburgh diſtrict - - | 577,875 | |
| Ninety-Six - - - - - | 17,034 | |
| Waſhington - - - | 340,680 | |
| Pinkney - - - - - | 1,883 | |
| Camden - - - - - | 15,130 | |
| Cheraw - - - - | 4,636 | |
| | | 957,238 |

GEORGIA.

| | | |
|---|---|---|
| Waſhington county - - | 1,453,516 | |
| Franklin - - - - | 320,370 | |
| Effingham - - - - | 432,910 | |
| Camden - - - - | 108,000 | |
| | | 2,314,796 |

KENTUCKY.

| | | |
|---|---|---|
| Fayette county - - - | 150,943 | |
| Jefferſon - - - - | 29,200 | |
| Lincoln - - - - | 4,000 | |
| Maſon - - - - - | 246,900 | |
| | | 431,043 |
| | Total | 6,000,043⅓ |

Sealed and delivered (the words "hundred" in two places in the twenty-third article being firſt obſerved to be ſtruck out, and the words "thouſand" inſerted in their ſtead) in the preſence of

N. B. The name of Thomas Fitzſimons, Eſq. one of the board of managers, is obſerved to be written on an eraſure.

Robert Morris, *(Seal.)*

John Nicholſon, *(Seal.)*

James Greenleaf, *(Seal)*

Thomas Pike Lathy.

Garrett Cottringer.

The twentieth day of February, Anno Domini 1795, before me, Matthew Clarkſon, Eſq. Mayor of the city of Philadelphia, in the ſtate of Pennſylvania, came the above-named Robert Morris, John Nicholſon, and James Greenleaf, and acknowledged the above-written articles of agreement to be their and each of their act and deed, and deſired the ſame to be received as ſuch, and that it may be recorded. In witneſs whereof I have hereunto ſet my hand and ſeal.

MATTHEW CLARKSON,
MAYOR.

The Seal of the City of Philadelphia.

PENNSYLVANIA, ſſ.

THOMAS MIFFLIN, Governor of the Commonwealth of Pennſylvania.

TO ALL, to whom theſe preſents ſhall come GREETING,

KNOW YE, that Matthew Clarkſon, Eſq. whoſe name is ſubſcribed to the foregoing inſtrument of writing, was, at the time of ſubſcribing the ſame, and now is, mayor of the city of Philadelphia, in the ſtate of Pennſylvania, duly appointed and commiſſioned, and full faith and credit is and ought to be given him accordingly.

Great Seal of the State of Pennſylvania.

*Thomas Mifflin.*

Given,

Given, under my hand and the great ſeal of the ſtate, at Philadelphia, the tw enty-firſt day of February, in the year of our Lord one thouſand ſeven hundred and ninety-five, and of the Commonwealth the nineteenth.

By the Governor,

JAMES TRIMBLE, Deputy-Secretary.

Previous

Previous to any illuſtration of the object of the company and the execution of their plan, it may be proper to give a ſuccinct account of the States wherein their lands lie; and as particular a deſcription of the ſituation of their large tracts as may be neceſſary for information.

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## GEORGIA

Is the Southernmoſt of the United States, and of courſe its climate is conſiderably warmer than thoſe of the Northern ones. All kinds of fruit are grown here to great perfection and in abundance. It continues yearly to receive great numbers of emigrant ſettlers from the other ſtates. (4) The pine-lands, with which this ſtate abounds, now begin to attract attention (a & b). The appellation of barren, with which they were branded by the firſt ſettlers, who confined themſelves to the marſh and low lands bordering on the large rivers, had, until late years, deterred the ſettlers from making any other uſe of them than as natural paſtures for cattle; the graſs with which they abound affording a plentiful ſupply. The land, on which theſe pines grow, is generally of a light ſandy kind; the ſoils of greater tenacity, in the upper counties of Franklin, Wilkes, &c. near the hilly or mountainous part of the ſtate, are more congenial to the growth of oak and hickory. The increaſe of ſettlers, from population and emigration, has been ſuch as to exhauſt the

ſupply

ſupply of oak and hickory land; they have, therefore, been in many inſtances obliged to direct their efforts to the cultivation and improvement of the pine-land; when, to their aſtoniſhment, it has been found in many inſtances to equal, and in ſome to ſurpaſs, that of the oak and hickory. The periodical rains, which this country experiences, are found not to bind the ſoil of the piny land as it does that which produces the harder woods; nor does it ſeem more affected by the ſummer's drought, becauſe it readily imbibes the copious dews which fall in that ſeaſon.

The low lands are better adapted to the growth of rice, it is true: this *may be* a more valuable crop than can be raiſed on the pine-land, but it is alſo confined to more unhealthy ſituations. Yet, in a large tract of piny land, will be found many ſituations on the borders of the rivers and creeks, where even this article may be cultivated with advantage (c & d). On the other hand, the increaſe of *upland rice* on the good piny land is aſtoniſhing, and that by beſtowing only moderate labour on it. As an inſtance: "Mr. , on a tract of the company's on the "Cannouchee, in the year , produced "of upland rice from of ſeed."

The pine-timber, when in ſituations where it can be conveyed, without any extraordinary trouble and expence, to the ſea-ports, is an article of great value. It affords an inexhauſtible ſupply of naval ſtores and lumber. By ſaw-mills it is cut into all kinds of ſcantling and uſeful forms;

forms; or from it is extracted the valuable articles of tar, reſin, and turpentine (f).

Indian corn or maize, a moſt valuable and nutricious grain, which ſupplies the place of the pulſe-crops in Europe, and exceeds them in its qualities, is produced on theſe lands with a little labour. Its produce will vary from 12 to 35 buſhels per acre. Wheat has been grown on them to advantage, but is not eſteemed a certain crop.

Cotton and indigo are ſtaple-commodities of this ſtate; and, where the lands are ſuffered to lie uncultivated, numerous herds of horned cattle and hogs are raiſed.

It muſt owned, that it is not expected ſettlers from Europe will at once like the climate of Georgia. — As before-obſerved, they are not deſired; — and this company do not found their hopes of ſucceſs on deception, but on the eligibility of the plan they mean to purſue. The emigration from North to South is always ſufficient to ſupply the number of ſettlers they may want; and it will be the company's care to make their terms acceptable. (5) The moſt extenſive tracts, which the company poſſeſs in this ſtate, lie on and in the vicinity of large and navigable rivers; down which the lumber and other produce can be ſent to the places of export: the Weſt Indies and Europe afford a ready market for it all. Theſe tracts have many advantageous poſitions for ſaw and griſt mills.

Some

Some of the firſt ſurveys, by which the Georgia lands were granted, have been very inaccurately and fraudulently performed: but, to prevent any ill conſequences ariſing in future from that ſource, and in order to obtain a topographical knowledge of, and ſecure the title to, the lands they have in that ſtate, ſurveyors of known repute and integrity are ſent to re-ſurvey them.

## NORTH AND SOUTH CAROLINA,

Lying in higher latitude, are ſomewhat colder than Georgia. Their produce and ſoils are ſimilar in a certain degree. Towards the ſea the land is light, with large ſwamps on the borders of the rivers; the produce principally pine. In the interior, the ſoil is of firmer texture, covered with oak, hickory, and other woods of that kind.

The firſt ſettlers, eſtabliſhing themſelves on the ſea-coaſt and the margins of the rivers, directed their efforts to draining the ſwamps, and the culture of indigo, rice, and ſuch plants as required a rich ſoil and warm climate. The natural conſequence of ſuch ſituations was ill health, agues, and putrid fevers, to the inhabitants. This has given riſe to the opinion of unwholſomeneſs in the climate, which ought to have been placed to the account of the

the peculiar ſituations where the ſettlements were eſtabliſhed. Agriculture and drainage will leſſen the evil. The interior, on the contrary,* is healthy, fertile, and pleaſant; the ſoil ſtronger, fit for corn and the paſturing of cattle.

North Carolina has had an increaſe of population almoſt incredible. In eighty years it has riſen from 6,000 to 393,751! (1)

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## KENTUCKY

Is the principal ſettlement on the waters of Ohio. In deſpite of ſavage warfare it has acquired, in fifteen or ſixteen years, a population exceeding even that of many of the Atlantic ſtates (1).

The pleaſantneſs of the climate and fertility of the land have drawn ſettlers from every part of the Union; the annual emigration thereto varying from ten to twenty thouſand. It abounds with almoſt every thing man can deſire. Fruits of all kinds, grain, roots, and herbage. It is ſupplied with ſalt from the innumerable ſalt-ſprings. Limeſtone is found throughout the country; and, whenever it may be wanted, mineral coal may be had in the greateſt abundance, as it is found in large beds along the

* See Guthrie's Geography, American edition.

waters

waters of the Ohio, from the Eaſtern bounds of this ſtate to Pittſburgh. The mountains furniſh all the uſeful minerals. The ſoil and earth on the floors, ſides, and roofs, of the caverns, which are found in the limeſtone-rock, afford very great quantities of nitre.

The company's lands in this ſtate are eligibly ſituated, and muſt riſe rapidly in their value from the increaſed and increaſing population. The tracts vary in ſize from five thouſand to one hundred thouſand acres. (6)

## VIRGINIA

Is one of the middle ſtates of America, and its climate ſuits the growth of tobacco, wheat, and all kinds of grain and fruit. As the principal part of the lands which the company poſſeſs in this ſtate are on the weſtern waters, in the vicinity of the Ohio, or navigable rivers emptying therein, it will be only neceſſary to ſay that they are in as good ſituations as that country affords, having generally been taken up, ſhortly after the opening of the land-office, by that ſtate, and the ſurveys ſuperintended by the perſons intereſted, or by agents appointed for that ſpecial purpoſe. The country in which theſe lands lie is ſettling faſt; and the ſettlements, by the New England Company, at the mouth of the Muſkingum, with thoſe on the Scioto, will always be a barrier againſt the incurſions of the northern Indians.

The

The lands are in general ridgy, or billowy; but a great portion of them are well-adapted for tillage and meadow; the more broken land for paſture (7).

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THE STATE OF PENNSYLVANIA

Is ſo well known, that very little need be ſaid about it in this place. The largeſt portion of the company's property in it is on the beſt lands, though in the leaſt populous counties. The 250,000 acres, North and Weſt of Allegany river, lie in a flat country, where the land is generally pretty good; and will derive an additional value from the eſtabliſhment of the trading port or town at Preſqu'Iſle, on Lake Erie, and the ſpread of ſettlements round Pittſburgh. The quantity in the counties of Mifflin, Huntingdon, &c. is not ſo great, nor is the quality ſo good, it being rather a ſtony country; but it is more thickly ſettled, which gives a greater preſent value.

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By the ninth of the preceding articles of aſſociation, the board of managers are authorized to diſpoſe of, or eſtabliſh, ſettlements, in ſuch manner, and on ſuch of the lands, as in their judgement will be moſt conducive to the company's intereſt.

The

The eighth article provides for a ſecretary to the board of managers, whoſe duty it will be to take care that all taxes are regularly paid, and no forfeitures incurred on that account: ſuch forfeitures frequently happening to individuals, who hold diſtant uncultivated land, to which they neglect the neceſſary attention. It will be his duty to receive applications for the purchaſe of lands belonging to the company, and to lay the ſame before the board of managers for their conſideration and deciſion. It will be the duty of the ſecretary to ſupport a conſtant correſpondence with the agents of the company, who may be ſtationed upon the ſeveral tracts of land, for the purpoſe of ſurveying, ſelling, and ſettling, them; and to lay the letters, which he may receive, before the board, at their weekly meetings. It will likewiſe be his duty to keep records of the ſaid correſpondence, and to carry into effect the deciſions of the board.

The company propoſe to *ſell* a part of the lands to ſuch gentlemen, either in America or Europe, as may be inclinable to purchaſe, for the formation of ſettlements, or as a ſpeculation: the remainder they intend to *ſettle and improve*, by laying out ſmall towns, and dividing the tracts into farm-lots of convenient ſize, to be diſpoſed of to actual ſettlers. The latter mode, being moſt likely to promote their own and their country's intereſt, will receive the greateſt ſhare of their attention. To effect this, an arrangement of the following nature may probably take place.

In the firſt inſtance, agents and ſurveyors may be employed to examine and re-ſurvey the tracts belonging to the company, and make their reports to the board of managers: taking ſuch ſteps as may be requiſite to obtain an accurate knowledge of the topography and quality of each, and of the moſt eligible method of proceeding with them. When the reports and returns of theſe ſurveyors are received, the board will be enabled to chooſe the moſt advantageous modes of diſpoſal. To theſe, which it is adjudged moſt profitable to eſtabliſh ſettlements upon, agents may be ſent for the purpoſe. For ſuch agents the company will chooſe active, ſenſible, men, of character and good connections, and who can give ſecurity for their integrity and fidelity. Surveyors will be preferred. They will be engaged upon an annual ſalary, upon commiſſion on the amount of ſales, or by receiving a certain ſum for every family they may ſettle on the lands.

An agent, being furniſhed with a copy of the title to the tract he is going to ſettle, and a power with inſtructions from the board, proceeds to the tract.

His firſt object will be to aſcertain the exact boundary, by ſurvey, and the courſes of the creeks and ſtreams, by which it is watered, with the fords and mill-ſeats thereon. He will pay attention to its various ſoils, qualities, &c. and expreſs them on his map. The beſt ſituation for a town will claim his care: this muſt be in a healthy part, and in the vicinity of a ſtream of water, with a ſupply and fall ſufficient for a ſaw and griſt mill.

Here

Here he will lay out a farm, and build a homeſtead with ſuitable outhouſes, for his own uſe; and on the ſame, and alſo in the town which he is to lay out, he will build other houſes, for the accommodation of the labourers or ſettlers that go with him. He muſt, at leaſt, clear and cultivate a ſufficiency of land for the raiſing of grain, cotton, flax, and ſuch articles as may be neceſſary to his family. The lots laid out in the town may be ſold, on moderate terms, to ſuch tradeſmen and mechanics as may incline to ſettle thereon (at all events there muſt be a blackſmith, ſhoemaker, tailor, &c. collected to a point, for the ſervice of the ſettlement). He is then to ſurvey and lay out the entire tract into farms of from one to four hundred acres each, in ſuch manner as the nature of the country may dictate as moſt convenient; with the neceſſary roads, &c. for their accommodation. Having plotted the ſame from the actual ſurvey, he is to keep one copy, and ſend the other to the board of managers, who will advertiſe, throughout the Union, for ſettlers, ſpecifying the terms upon which they will ſell or leaſe the ſaid farms, naming the agent and the place where he reſides; ſo that a ſettler may know where and to whom he may apply.

The reſidental farm of the agent may be valued at a reaſonable ſum; and it may be a covenant in the agreement with him, that at the end of his term he ſhall have it at that valuation, provided he ſerves the company ſo long with fidelity, and to the ſatisfaction of the board. This will operate as a great encouragement to him, becauſe it is reaſonable to ſuppoſe that ſuch a farm will be

much more valuable at the end of the term than any ſum at which it will be eſtimated in the beginning.

The board of managers may cauſe the agents to mark on the plots the farms which ſhould be firſt ſold and ſettled; and, to facilitate the ſettlement, they may order a log-houſe to be built upon each of theſe farms, (ſuch as firſt ſettlers uſually build for themſelves, which coſt but little money,) and, be that coſt what it may, to be added to the price of the farm.

The board will occaſionally ſend viſiting agents to examine into the tranſactions of the ſtationary agents, to ſee that they faithfully perform their duty, and to detect frauds and neglects, if any ſuch ſhould happen.

The following are ſome of the advantages which will accrue to the ſhare-holders and others intereſted in the company from this plan:

Firſt. The board of managers, having the concerns of the company, at leaſt once in every week, under their conſideration, and having the reports of their agents and ſurveyors before them, can avail themſelves of every circumſtance which will promote the general intereſt; while the conſtant attendance and attention of their ſecretary will always keep the buſineſs of the company in a proper train. Hence abſentees, aliens, or foreigners, who have capitals, are, by this plan, capable of participating in the benefits ariſing from the ſale and increaſing value of the lands, equally with thoſe reſident in Philadelphia;

delphia; and that, without any perſonal trouble or attention on their part.

Secondly. Great advantage muſt ariſe to the ſhareholders, from the advance in the value of American lands, by the increaſe of population.

It has been ſtated, and it clearly appears, that the *population* of the United States (1 & 2) *doubles in about twenty years:* but to ſhew there is no deſire to exaggerate any favourable circumſtance, ſuppoſe it takes twenty-five years to effect this. Now of theſe ſtates many are full of inhabitants, ſo as to occupy all the lands; and of the others, it is ſuppoſed they are half-ſettled: but, ſuppoſing half of each ſtate in the Union to be unoccupied, it follows that in twenty-five years there would be an increaſe of inhabitants ſufficient to ſettle this vacant half of the United States as thickly as the other is at preſent. The average-price of the lands, in the ſettled half of the United States, uncultivated, cannot be averaged at leſs than eight dollars per acre: ſixteen times the price which the lands of the company are ſold for to the ſhareholders.

More clearly to elucidate the preſent low price of American lands to Europeans, let it be obſerved; that, in England, it is cuſtomary to value the annual rent of a farm at a third or fourth of its produce; but, as the wages and expences of farming are higher to the American, allow him to make five rents, and have no *tithes* or pariſh-rates to pay; his whole taxes not exceeding five ſhillings

the 100 acres, in ſome of the ſtates not one. That acre of land muſt be very bad which does not produce the value of two dollars and a half annually: of this, half a dollar would be the rent; at twenty-one years purchaſe it would be ten dollars!

The lands muſt now increaſe in value with the population; for, the States having generally diſpoſed of their vacant lands, the ſettlers will have no other reſort but to private proprietors or companies.

Thirdly. From eſtabliſhment of regular ſettlements.

At a ſmall expence, the company can give all the conveniences of a ſettled country to theſe lands, by erecting ſaw and griſt mills, opening roads, &c. encouraging the eſtabliſhement of the uſeful trades, and opening ſtores for ſupply. This will give ſuch energy and convenience to the ſettlers, as to enable them to proceed with comfort in the cultivation and improvement of the land. The ſaw-mills will ſupply them with all kinds of ſcantling and boards neceſſary for building, &c. The griſt-mill will grind for the whole ſettlement, and manufacture their redundant produce into flour: affording a market for that article, which ſolitary ſettlers could not find. The ſtore would furniſh the manufactured articles of indiſpenſable neceſſity; and, in return, take the produce of the farms. Pot and pearl aſh would be an article worthy the attention of the company's agents and ſettlers, as it might be manufactured at times when their labour could not be exerted in the field. By purifying it in one of the new-in-

vented

vented furnaces, the bulk might be ſo reduced, as to make it pay for carriage to a diſtant market.

The ſettlers would poſſeſs all the benefits of ſociety, and unite their efforts to remove ſuch obſtructions as the nature of the country preſented. And, *becauſe* they are in ſociety, attention would be paid to the educating their offspring, to religion, and morality.

The expences of theſe improvements would be little, in compariſon with the advantages to be reaped by the company from them. Two to eight thouſand dollars would defray that of any ſuch ſettlement. The mills and homeſtall would always be worth more than was beſtowed upon them, as their value would increaſe progreſſively with the ſettlements. The only money ſunk would be in agents ſalaries and improvements of roads, &c. All who laboured for the company might have it at their option to receive their wages in money, goods and ſtock, or land, at the ſame rate it was ſold to the other ſettlers. This would be highly advantageous to thoſe who had but little property, as they could, by the labour of one year, earn a ſufficiency to ſupply them with ſtock for a farm, which they could have of the company on credit, if their characters were good.

The farms in one of theſe ſettlements would be worth from two to four dollars per acre in the firſt inſtance; and, as the number of families increaſed, the value of the remaining lots would increaſe alſo. The company might

give three or four years credit to ſettlers, upon payment of the legal intereſt from the ſecond year; the purchaſe-money to be paid by inſtalments: the payments to be ſecured upon the land. This is the beſt poſſible ſecurity, as the ſettlers improvements would always exceed the intereſt accruing on the purchaſe-money. The encouragement to ſettlers, which the company could give by this means, and aſſiſting them in ſtocking their farms, would give *their* lands a preference generally.

Thus a tract of land of forty or fifty thouſand acres, which coſt the company half as many dollars, would, by the expenditure of four or ſix thouſand dollars upon it, be rendered worth two dollars per acre in three or four years; and this, independent of the increaſe of value ariſing from population!

In order to give one inſtance, out of many, of the advantages to be derived to the holders of ſhares in this plan, it is not improper to ſtate, that one of the parties of the firſt part to this plan did actually ſell, in the year 1791, to certain capitaliſts in Europe, one million of acres of uncultivated American lands, for £75,000 ſterling, or *S.* 333,333⅓ Mexican dollars. The purchaſers ſent an honeſt, induſtrious, faithful, agent, who arrived late in 1792, and conducted their buſineſs with judgement and integrity. He tranſmitted to his conſtituents accounts of ſales to the 31ſt of December, 1794; when it appeared, that he had ſold 463,017 acres for *S.* 657,965, which carries

carries intereſt. The payments are ſecured on the lands (8).

The land, inſtead of one million of acres, being deſcribed by certain boundaries, turned out 1,296,000 acres; and, conſequently, there remains for ſale about 840,000 acres. The price is now eſtabliſhed at three dollars per acre for the worſt land; but it is riſing in value: and there is no doubt but the land, which coſt *S.* 333,333$\frac{1}{3}$, in 1791, will produce, in money, actually paid in, upwards of *S.* 3,157,965 dollars before the year 1804.

It is not aſſerted, that this or any other inveſtment, now to be made, will produce fully the ſame profit; but it may be ſafely aſſerted, that every inveſtment, made in American uncultivated lands, will, from their conſtant riſe, yield a great profit; eſpecially in all caſes where a re-ſale is made on credit to actual ſettlers.

The ſettlement of large tracts of uncultivated lands within the United States, upon principles moſt likely to produce thoſe kind of improvements which give a value and beauty to the country, muſt be conſidered as producing eſſential public good; eſpecially when it is conſidered, that every ſettler raiſes an induſtrious family, which adds to the ſtrength and increaſes the reſources of the country. In this view, the plan, here laid down, merits legiſlative encouragement.

The late French miniſter to the United States, Monſ. Fauchet, having been inadvertently led to write an abuſive

ſive letter, reſpecting the great American land-holders, in which he moſt improperly introduced the name of Mr. Robert Morris, it is thought proper to inſert, in the Appendix to this Plan, the correſpondence between him and Mr. Morris, and the certificates reſpecting the lands, as publiſhed in the public newſpapers, in conſequence of Mr. Fatchet's unmerited attack (9).

A P-

# APPENDIX.

(1) *The Population of the United States, according to the Cenſus taken, by Order of Congreſs, in the Year* 1790; *extracted from Carey's Edition of Guthrie's Geography.*

| STATES. | | | Inhabitants in 1790. | Area in ſq. Miles. | Population per ſq. Mile. |
|---|---|---|---|---|---|
| Vermont | | | 85,589 | 10,237 | 8 |
| New Hampſhire | 1767, | 52,700 | | | |
| | 1785, | 82,200 | | | |
| | 1790, | ——— | 141,885 | 9,491 | 15 |
| Diſtrict of Main | | | 96,540 | 21,600 | 5 |
| Maſſachuſetts | | | 378,787 | 6,250 | 60 |
| Rhode-Iſland | | | 68,825 | 1,300 | 53 |
| Connecticut | 1756, | 130,611 | | | |
| | 1774, | 196,866 | | | |
| | 1790, | ——— | 237,946 | 5,400 | 44 |
| New York | 1756, | 96,775 | | | |
| | 1786, | 238,897 | | | |
| | 1790, | ——— | 340,120 | 44,000 | 8 |
| New Jerſey | | | 184,239 | 8,320 | 22 |
| Pennſylvania | | | 434,373 | 44,900 | |
| Delaware | | | 59,094 | 1,875 | 32 |
| Maryland | | | 319,728 | 14,000 | 30 |
| | | | | ¼ of it Water | |
| Virginia | | | 747,610 | 70,000 | 11 |
| North Carolina | 1710, | 6,000 | 393,751 | 34,000 | 12 |
| South Carolina | | | 249,073 | | |
| Georgia | | | 82,548 | | |
| Kentucky | | | 73,676 | 5,000 | 15 |
| *At leaſt* 20,000 *migrated there in* 1794. | | | | | |
| North-Weſt Territory | | | 72,920 | | |
| Territory South of Ohio | | | 35,691 | | |
| *Suppoſed upwards of* 50,000 *in* 1795. | | | | | |
| | | | 4,002,395 | | |

(2)

(2) *The Population of the Britiſh Colonies (now the United States of America) in the Year* 1774.

" The *eſtimate* of the numbers of the people, *ſaid* to have " been taken by congreſs in September, 1774, makes " them 3,026,678; but when I ſee how that account, " from which the eſtimate is made, differs, in many par- " ticular articles, from what I have ventured to ſtate as " authentic returns, I am convinced that there muſt " have been great ſcope of ſpeculation taken and allowed " in that eſtimate. I have ſeen another eſtimate which " makes the number, at a later period, after two or " three years war, 2,810,000. In what I am going to " advance I am myſelf rather reaſoning upon eſtimate " than authentic fact, for I have not ſeen the returns of " *all* the provinces; yet, from what I have now ſeen, " compared with what I have known formerly, I do " verily believe, and therefore venture to ſay, that " 2,141,307 would turn out the number neareſt to the " real amount in the year 1774. But what an amazing " progreſs of population is it, which, in eighteen or nine- " teen years, has added near a million to a million two hun- " dred and fifty thouſand, although a war was maintained " in that country for ſeven years of that period."

*Governor Pownall's Memorial to the Sovereigns of Europe, page* 62.

(3) On the ſubject of foreign emigration, Mr. Jefferſon has preſented ſome ſerious doubts; and, after having allowed the expediency of admitting foreign *artificers*, becauſe, as he obſerves, "They will teach us ſomething "we do not know," he concludes: but "it is not ſo "in agriculture. The indifferent ſtate of that among "us does not proceed from a want of knowledge merely, "it is from our having ſuch quantities of land to waſte "as we pleaſe. In Europe, the object is to make the "moſt of their land, labour being abundant: here, it is "to make the moſt of our labour, land being abun-"dant."

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(4) *Obſervations and Certificates relating to Georgia Lands.*

(a) A Note on the Pine-Land of Georgia, taken from an hiſtorical tract not yet publiſhed, by George Walton, Eſquire.

"This part of our territory has been called pine-bar-"ren ever ſince the firſt ſettlement of the country by "Oglethorpe. Carolina had already proved the advan-"tages of the rice cultivation, and the avidity of the "firſt Europeans in Georgia was directed towards lands "of that deſcription, with ſmall portions of adjoining "pine-land for the neceſſary timber, and without any re-"gard to the ſoil: hence the origin of *pine-barren*. "The name thus acquired, the opinion of its barrenneſs

"fol-

" followed. The population of the country made no dif-
" ference, for each new comer receiving the impreſſion,
" the ſwamps, and oak and hickory grounds, were his
" only object. It was neceſſary that time and actual ex-
" perience ſhould remove the error."

At firſt, ſome ſettlers on the public roads diſcovered that plentiful gardens might be had on the pine-barrens: this led to fields of ſmall grain and Indian-corn, and, at length, the proprietors of ſaw-mills found the moſt ample ſupplies from fields from which they had already cut up and ſold the pine. Theſe examples induced many perſons to quit their ſettlements in the oak and hickory country to others lower down; and it is now common to ſee fine fields of ſmall grain, flax, Indian-corn, peas, potatoes, &c. ſcattered over the country upon lands which but a few years ago were deemed incapable of human ſuſtenance. The counties of Waſhington and Effingham, part of Burks, and moſt of Richmond, afford many inſtances of theſe, as I have myſelf witneſſed while riding the court-circuits through them; and I am inclined to believe, that, taking all the advantages together, the pine, the mill-ſeats, and the navigation; the range for cattle, and the ſoil; the pine-lands, in general, in thoſe counties, are to be preferred to the oak and hickory lands far back, which are hilly and ſtony and diſtant from navigation.

*At the requeſt of Dr. John Hall, I have ſubſcribed my name to the foregoing note.*

GEORGE WALTON.

Auguſta,
1ſt May, 1793.

(h) *Obſervations on the Pine-Land of Georgia, made at the Requeſt of Dr. John Hall, by Judge Stith.*

The ſwamp, and oak, and hickory, lands, being the principal object of the firſt ſettlers of this country, a conſiderable time elapſed before it became neceſſary to make any experiment of the fertility and produce of the pine-land, and, indeed, of ſo little value was it thought, in any other reſpect but that of its timber, that, for a long time, it was conſidered as, and called, pine-barren. This kind of land, however, producing immenſely that ſort of herbage ſuitable to the ſuſtenance of horned cattle, herdſmen were induced to erect temporary huts on it for the ſole purpoſe of attending their flocks, without any regard to the right of ſoil, whether from a degree of indolence peculiar to this degree of men, or from a pre-conceived opinion of the utter incapacity of ſuch land to produce any thing for human ſuſtenance, but ſmall diſcoveries were made by them of its real worth.

When, at the cloſe of the revolution, the benignity of the climate, and the proſpect of acquiring freſh lands, beckoned the unfortunate of other ſtates to take ſhelter in this, emigrants became ſo numerous, that oak and hickory lands, ſought after with ſuch uncommon avidity, failed in quantity to ſupply their wants, or became too dear to be procured by men of ſmall fortunes. Hence numbers from neceſſity, and with the moſt gloomy proſ-

pects

pects before them, were doomed to ſet down on land that promiſed nothing but wretchedneſs: raiſing of ſtock ſeemed their only reſource. Small experiments derived from gardening gave courage to induſtry, and, in a ſhort time, plenty ſmiled amidſt thoſe foreſts which had ſo lately been conſidered as haunts only for beaſts of prey.

The pine-lands, with which I have been particularly acquainted, compoſe the greateſt parts of the counties of Waſhington and Richmond, conſiderable parts of Burke and Columbia, and a ſmall part of Wilkes. Potatoes, turnips, melons, and all kinds of pulſe and garden vegetables, are the peculiar favourites of the pine-land, in which I have ſeen them in greater perfection than in the oak or hickory; the toil of the huſbandman is greatly compenſated by the culture of Indian-corn, rye, and oats, and it is not uncommon to ſee fine fields of wheat on this kind of land, aided by penning cattle on it for a ſhort time. I have ſeen it produce wheat that weighed from ſixty to ſixty-two pounds weight to the buſhel.

A ſmall quantity of manure is neceſſary to give ſtrength and vigour to this kind of land, and, its being ſo well adapted to the raiſing and ſuſtaining neat cattle, it furniſhes the means of its improvement, which is effected by penning the cattle on it. It is found alſo to improve exceedingly by killing the trees on it, which is very ſpeedily performed by cutting them around the bodies, which is generally done in the months of July and Auguſt, and letting them remain in that ſtate (if convenient) for

for ſeveral years (one at leaſt), when it will produce a good crop without any manure.

When the ſeaſons are preciſely ſuited to the oak and hickory land, it muſt be acknowledged that it produces a much greater crop than the pine-land; but the labourer may always calculate with more certainty on a crop from the latter, becauſe it is not ſubject to ſo much injury, either from hard rains or long drought, as the former. The reaſon of this difference is obvious; as the pine-land is not ſubject to become very hard and cloſe after heavy rains, and in time of drought imbibes a greater quantity of the heavy dews to which this climate is ſubject.

The foregoing remarks are ſuch as have occurred immediately to my recollection, and are derived from my own obſervations and actual experiments.

George-Town,
May 17, 1793.

W. STITH, Jun.

Auguſta, May 19, 1793.

Judge Stith, in the foregoing, hath expreſſed very fully my opinion of the ſoil, climate, and advantages, of the Georgia, and eſpecially the value of the land improperly called Pine-Barren.

THOMAS P. CARNES.

I am of the ſame opinion with theſe gentlemen.

LACH. M'INTOSH.

(c) GEORGIA.

The annexed is the copy of a ſurvey of ninety-three thouſand acres of land in Waſhington-County, on the waters ſpecified in the plat. By the certificate of Mr. Joſeph Ryan, Surveyor, there is ſaid to be one-fourth of the highland that will produce any thing well except tobacco, and that there is a quantity of ſwamp or meadow land excellent for any thing (grazing or planting). Cotton, indigo, wheat, oats, Indian corn, &c. will grow well. Add to thoſe advantages, there is a range, or natural paſture, for ſtock, both winter and ſummer, equal to any in this State; theſe lands are alſo well calculated for naval ſtores, being well timbered with pine.

*Certified this 7th December*, 1792;
*Joſeph Ryan, D. S. W. C.*

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(d) GEORGIA.

The annexed is the copy of a ſurvey of one hundred and eleven thouſand acres of land ſituated in Waſhington-County, on the different waters ſpecified in the plat. By the certificate of Mr. Joſeph Ryan, Surveyor, there is ſaid to be twenty thouſand acres of farming land in one body, beſides tracts of from 100 to 150 acres together, of equal quality, interſperſed throughout the reſt. Alſo on the creeks and branches are meadow-lands fit for farming and

 grazing,

grazing, and that there is in the whole betwixt thirty and forty thouſand acres of good farming land. The reſt well-timbered piny lands, which generally will produce equal to the ſecond quality of oak and hickory, and forms an extenſive range for cattle and hogs, both in ſummer and winter. The whole laid out in ſquare tracts of 1000 acres each, and numbered from 1 to 55, from 59 to 65, from 69 to 75, from 79 to 85, from 89 to 95, from 99 to 105, from 105 to 115, from 119 to 125, and from 129 to 135: the joint property of Patrick Crookſhanks, Eſq. and Captain Robert Montfort.

*Certified 7th December*, 1792, *by Claud Thomſon, Surveyor.*

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" I do hereby certify, that I have reviewed and exa-
" mined three ſeveral tracts of land in Waſhington-County
" and State of Georgia. The firſt tract is ſaid to contain
" one hundred and forty-three thouſand acres, bounded on
" the North Eaſt by Cannouchee-river, and interſected
" by the waters of Beard's Creek, Bull-creek, Cedar-
" creek, and others; the ſecond tract ſaid to contain one
" hundred and eleven thouſand, ſituate on the middle
" grounds between the rivers Ohoopee and Cannouchee,
" and interſected by waters of Hounds-creek, Great and
" Little Jack's Creek, Yam-Gandy-creek, and others;
" the third tract ſaid to contain ninety-three thouſand
" acres, bounded on the South Weſt by the laſt-men-

 " tioned

" tioned tract, and interſected by the different branches " of Canouchee-river and Fifteen-Mile-creek. That I " believe thoſe ſeveral tracts of land do fully anſwer, and, " in many inſtances, are ſuperior, to the repreſentation " given of ſaid lands in the certificate annexed to each of " the original plots, with reſpect to their ſituation, ſoil, " produce, timber, mills, and navigation. I have alſo " been on part of a tract, containing one hundred and " thirteen thouſand acres, ſituated between the rivers " Ohoopee and Alatamaha. This tract, from what I " have ſeen of it, appears to anſwer in quality and con- " veniency with the ſeveral tracts before-mentioned, " having the advantage of laying contiguous to the navi- " gation of both the laſt-mentioned rivers.

" *Given under my hand this 23d day*
" *of July*, 1793.

" THOMAS DAVIS, Surveyor."

Mr. Patrick Crookſhanks.

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(f) " GEORGIA.

" To all whom it may concern.

" We, the ſubſcribers, being inhabitants of the State " of Georgia, and perſonally acquainted with the culti- " vation of pine-land in this State, do hereby certify, " that the pine-lands in general throughout this State,

" and

" and particular thoſe of Waſhington-County, are equal
" in quality, and, in many inſtances, ſuperior, to the ge-
" nerality of oak and hickory lands: our reaſons for theſe
" aſſertions are obvious; for, in the firſt place, the pine-
" lands above-mentioned are ſituated in a pleaſant and
" healthy part of the country, the ſurface of which is ge-
" nerally level, and conſequently the ſoil more durable,
" not being ſubject to be carried away by every ſhower
" of rain: ſecondly, the different branches and creeks
" which pierce thoſe lands are numerous, and, generally,
" durable ſtreams, many of which afford excellent mill-
" ſeats: thirdly, the ſoil being divided into three different
" kinds, the firſt rate will produce from 30 to 25 buſhels
" of Indian corn, wheat, or rye, per acre, with leſs la-
" bour than is generally beſtowed on the oak and hickory
" lands; the ſecond quality will produce from 15 to 20
" buſhels per acre; and the third quality about 12 buſhels
" per acre: but, with reſpect to cotton, potatoes, peas,
" pulſe, melons, &c. the pine-lands have the preference,
" from their ſituation, and the ſoil being more particu-
" larly adapted to the production of thoſe articles. The
" whole of thoſe lands are covered with a high verdure,
" which affords a very extenſive and excellent range for
" horſes, cattle, ſheep, and ſwine, both in ſummer and
" winter. Many of the creeks afford conſiderable quan-
" tity of low grounds, which is well ſituated either for
" the cultivation of rice or meadow ground. Fourthly,
" the timber on thoſe lands are much more valuable than
" the oak and hickory, being chiefly large pines, that is fit
" for lumber of every kind, and very contiguous to navi-
" gation: theſe many advantages, at preſent not generally

 " known,

" known, and contemplated but by few, will, no doubt,
" in a ſhort time, render thoſe lands valuable, and the
" poſſeſſion of them very deſirable.

" *Signed with our own hands, this*
" *16th day of Auguſt*, 1793,

" BENJAMIN TENNILLE.
" JAMES M'CORMICK, I. P.
" JOHN COBBS, ſen.
" JOHN WALLACE.
" BARRETT BREWER.
" R. MIDDLETON.
" STEPHEN JOHNSTON."

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(5) *Extracts from Mr. Hoops's Letters to Mr. Morris, reſpecting the Georgia Lands.*

" In going down the firſt line (of Marcus's * ſurvey),
" I croſſed ſeveral ſwamps, and what is called tight-eyed
" bays, branches, ſwamps, and ponds. The timber is
" tolerably good, and ſome part of the lands, eſpecially
" about the ſwamps; theſe, if drained, would produce
" rice, and other valuable grain. The upland will pro-
" duce good cotton, corn, &c. In the ſwamps the tim-
" ber is live oak (though not much), ſweet and ſour
" gum, white, red, and loblolly bay, cypreſs, ſome hic-
" kory, white and water oak.

" Bird's ſaw-mills, on Black-creek,
" 19th Nov. 1794."

* 112,000 acres.

" Auguſta,

" Auguſta, 20th Dec. 1794.

" In one of my former letters I mentioned the unfa-
" vourable impreſſions the firſt ſight of Canouchie had
" made, and am now happy to ſay they are removed in a
" great degree. The removing the obſtructions will be
" attended with expence, yet it may be effected for much
" leſs than I at firſt expected, and rendered eaſy and ſafe
" for rafts of 15 or 20,000 feet to come down at almoſt
" any time of the year. I have minutely examined Ca-
" nouchie from its junction with the Ogechee up to
" Fifteen-Mile-creek; and with pleaſure inform you, that,
" on Ryan's * and Crookſhanks's † ſurveys, there are five
" mill-ſeats, as good as I could wiſh for; and are fully
" equal, if not ſuperior, to any I have ever ſeen. Bull-
" creek I think among the firſt; Lott's Creek affords
" two mill-ſeats, one at the mouth and another about
" three miles up, where there is a rock that extends
" acroſs, and gives a fall of about three feet. On Ca-
" nouchie, at the rocky ford, by which it is better
" known than by the name of Ryan's Mill-ſeat, will afford
" mills on each ſide. On the 7th, I waded through the
" river at this place to aſcertain the exact diſtance; it is
" exactly thirty yards, and banks ſufficiently high to raiſe
" a head of at leaſt eight feet; Cedar-creek affords ano-
" ther almoſt equal to Bull-creek. All theſe mill-ſeats
" are within the ſpace of eight miles, timber inexhauſti-
" ble, and the lands in general very good, and production
" beyond my moſt ſanguine expectations."

* Upwards of 300,000 acres. † 143,000 acres.

" Virginia, Louiſa-County, Feb. 5, 1795.

* * * * * * " The emigration from the Carolinas " to Georgia is very great: I met upwards of 50 families " on my return, and many are inclined to go from this " State."

" The lands on Cannouchie, from Bull-creek up to " Cedar-creek, are not only exceeding good on both ſides " of the river, abounding with the fineſt timber I ever " ſaw, but alſo afford the moſt pleaſing and healthy ſitu- " ations, as the hills on each ſide the river run nearly " parallel for many miles up. The mill-ſeats on Bull's " Creek, Lott's Creek, and Cedar-creek, and on Can- " nouchie, at the rocky falls or ford, are equal to any I " could wiſh for, with force of water ſufficient for at " leaſt twenty ſaws, and no probability of ever wanting " timber. Here, in my opinion, is the moſt proper place " for the propoſed ſettlement, having every advantage " that can be wiſhed for, and the fineſt range in the " world, for cattle keep fat in the woods all winter. " When I left the Cannouchie, there were upwards of " four thouſand head feeding on your lands, and hundreds " of them fit for Philadelphia market. This place, which " I have taken the liberty of calling Morriſville, is diſ- " tant from Coxe's Mills on the Ohoopee 20 miles, " Newport 40, Savannah 45, and from Hardwick, by " water, about 50.

" Since my return, Mrs. Hoops is ſo pleaſed with the " deſcription I have given of Georgia, that ſhe is fully " ſatisfied

" ſatisfied to go to that part of world; and I now know
" of nothing that will prevent my going, provided you
" ſtill wiſh to form the ſettlement and erect the mills.

" I am, &c."

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(6) The largeſt tracts of land in Kentucky, which belong to the company, are in Nelſon-county. To the moſt extenſive of theſe, the following certificate, by Mr. Alexander D'Orr, now or late a member of Congreſs, refers. Fifty-one thouſand acres in this ſtate is deſcribed in certificate (7); being part of a large tract ſurveyed previous to the eſtabliſhment of this ſtate. The other tracts are ſmall, and diſperſed in the ſeveral counties of the ſtate,

" Mr. Richard Graham's grant of land of 138,320
" acres lies on the waters of the Ohio and Big-Sandy ri-
" vers; about ſix miles diſtant from the latter, and about
" ten or twelve from the former, and about thirty miles
" from the preſent ſettlements of Kentucky. The whole
" of this land is well watered and timbered, and a good
" proportion of it of good quality. It was among the
" firſt entries in the part of the country where it lies,
" and the title I believed undiſputed. I ſurveyed this
" tract myſelf; and the above deſcription is, I think,
" pretty accurate. Given, under my hand, this 25th day
" of June, 1794.

" ALEXANDER D'ORR."

(7)

(7) " I certify, that the lands, repreſented by theſe " draughts, No. 1 and No. 2, are ſituated in Fayette- " county* and Montgomery-county, in the ſtate of " Virginia, on Big and Little Sandy Rivers and their wa- " ters, immediately above the Kentucky ſettlements, " which will ſoon be extended to them, and the ſettle- " ments from Redſtone, &c. down the river. That they " were ſurveyed under my direction, as acting agent and " partner of the company, as marked in the draft-allot- " ments. *That about one half* of the lands are what is " called the beſt quality; one moiety of the remainder of " what is denominated the ſecond quality; both which " diviſions are covered with cane and pappaw: the reſi- " due-quarter is of an inferior quality; but the whole is " well wooded and watered, both for ſprings and mill- " ſeats. They are ſituated in an indulgent climate, and " advantageous for water-tranſportation; and the waters " which paſs through them abound with fiſh.

" DORSEY PENTICOST."

" *A general Certificate of the Situation and Quality* " *of Lands repreſented in the annexed Surveys,* " *No. 1 and No. 2.*

" I certify, that I ſuperintended the laying out and ſur- " veying for the Honourable James Wilſon, Eſquire,

* Formerly, the greater part of the ſtate of Kentucky, before it was divided from Virginia, was called Fayette-county.

" coun-

" counſellor-at-law, in the city of Philadelphia, Levi " Hollingſworth and Charles Willing, Eſquires, Bernard " Gratz and Michael Gratz, merchants of the city afore- " ſaid, and the Honourable Dorſey Penticoſt, of Waſh- " ington-county, in the commonwealth of Pennſylvania, " as a joint company and co-partners, in the ſpring and " ſummer of the year 1784, the quantity of three hun- " dred and twenty-one thouſand acres of land; all ſituate " in the commonwealth of Virginia, in the counties of " Fayette and Montgomery, on Guyandott, Big and " Little Sandy Rivers, emptying into the Ohio, between " the great Kanhaway and Kentucky Rivers. That theſe " lands were ſurveyed by virtue of warrants, or orders of " ſurvey, iſſued from the Regiſter-General's Office of the " commonwealth aforeſaid; and the ſurveys executed in " due form of law, by John Wilkins, Stephen Wilkins, " and William Minor, all deputy-ſurveyors for the coun- " ties aforeſaid; and plots or authenticated drafts of the " ſame in ſeparate and diſtinct ſurveys of one thouſand " acres each, and numbered progreſſively from 1 to 321 " incluſive. That the ſaid lands are truly and plainly " marked round the whole, and corners eſtabliſhed. And " that the ſaid company paid me, for my ſervice and " ſtewardſhip in this buſineſs, excluſive of the legal fees " for ſurveying, recording, patenting, compoſition-mo- " ney, and other contingent expences, the ſum of two " hundred Engliſh guineas.

" I farther certify, that the lands are of an excellent " quality, well watered with creeks, rivulets, and ſprings; " and that the three rivers, above-mentioned as paſſing

" through

" through the lands, are navigable for veſſels of five tons
" burthen into that beautiful and large river Ohio, and
" for many miles into the country above the lands;
" which makes their ſituation, in point of commerce, as
" eligible as any in the Weſtern department. The firſt
" part of theſe lands are about 18 miles from the Ohio,
" up the above-mentioned rivers, adjoining lands granted
" to John Duval, Eſq. which lands join others granted
" to His Excellency General Waſhington. And the
" whole may be divided into three claſſes of the following
" deſcription, equally diſperſed together: that is to ſay,
" one half is what is called the firſt-rate lands, the ſoil
" being equal to any in nature; it is covered in its un-
" dergrowth with cane, pappaw, and ſpice-wood: its
" timber, — walnut, aſh, mulberry, ſugar-tree, oak, and
" hickory. One half the remainder is black oak, white
" oak, and hickory; lands of excellent quality. Theſe
" two claſſes producing exuberant crops of graſs, buffa-
" loe-clover, nettles, wild rye, touchmenot, and every
" kind of ſpontaneous herbage that denotes rich ſoil. The
" remaining part is more uneven, but the ſoil is good and
" excellently well timbered. Theſe lands are ſituated in
" a parallel of about 38 degrees North latitude. The
" climate agreeably indulgent, the country deſirable, and
" the vegetation equal to any in America. They lay a-
" bout 100 miles Eaſt from the preſent fertile and flou-
" riſhing ſettlement of Kentucky, and about 200 miles
" South Weſterly from the opulent ſettlements of the
" Weſtern parts of Pennſylvania and Maryland, and a-
" bout 300 miles below Pittſburgh. It may be proper
" to obſerve, that the cultivated lands in the Kentucky
" ſettlements,

" ſettlements, which are of the ſame quality and condition " of the lands herein-deſcribed, produce every kind of " grain, pulſe, cotton, tobacco, hemp, &c. in the great- " eſt perfection, and in much larger quantities than any " part of the Eaſtern, Atlantic, or ſea-coaſt, ſettlements; " particularly their corn, tobacco, hemp, and cotton, are " of a quality and texture ſuperior to any I have ſeen. " And there is no doubt but indigo would grow here, al- " though the ſettlers have not yet cultivated any; but the " wild ſpecies grow very large. Wine may be cultiva- " ted to great advantage, as the ſpontaneous grape of ex- " cellent flavour grows in abundance; and there ſeems to " be no doubt but this article will employ the attention of " future ſettlers.

" I certify the above to be a true deſcription of the " country and lands alluded to, according to the beſt of " my judgement and candid opinion. Given, under my " hand, January 10, 1785.

" BASIL PRATHER."

" We, the ſubſcribers, do hereby certify, that we car- " ried the inſtruments, and ſurveyed, as public officers, " the lands mentioned in the above certificate, under the " ſuperintendence of Colonel Baſil Prather, who ſigns the " ſame, and we concur in opinion with him. Given, " under our hands, this 15th day of January, 1785.

" JOHN WILKINS.
" STEPHEN WILKINS.
" WILLIAM MINOR."

" I,

" I, Alexander Fulton, inhabitant of Waſhington-
" county, living about 16 miles below Fort Pitt, on the
" River Ohio, State of Pennſylvania, being aſked by
" Levi Hollingſworth, merchant, of Philadelphia, whe-
" ther I knew the lands on the waters of the Rivers
" Guyandott and Great-Sandy, in the State of Virginia,
" the property of the Hon. Dorſey Penticoſt, Eſq. and
" ſaid Levi Hollingſworth, ſurveyed for them by John
" Wilkins, Stephen Wilkins, and others, under the di-
" rection of Colonel Baſil Prather, do hereby certify,
" that I have been on part of the ſaid lands; that the
" ſoil is generally good and fine, the lands interſperſed
" with rich bottoms, or valleys, and riſing grounds; that
" about one-third of it is of the firſt quality for graſs and
" hemp; one other third ſuitable for Indian corn, wheat,
" flax, oats, barley, &c. and the remaining more bro-
" ken, as will be the caſe in all extenſive tracts of coun-
" try; but the moſt broken land abounds with good white
" oak and other timber, and is generally capable of pro-
" ducing good wheat; that there is plenty of ſprings and
" ſtreams riſing in it, and running through it.

" I am alſo acquainted with the ſaid John Wilkins and
" Stephen Wilkins, and have heard them ſay that the
" ſaid lands were of an excellent quality in general: that
" they are gentlemen of fair character, as well as Colonel
" Baſil Prather; that I do not believe them capable of
" reporting a falſehood, as to the quality of the ſaid lands,
" as they could not have any intereſt in miſrepreſenting
" them

" them to me, as I did not then know the ſaid Hollingſ-
" worth, at the time, nor had the leaſt idea of ever ſeeing
" him. The converſation having aroſe from their rela-
" ting the buſineſs they had been on, down the Ohio
" River, to me; who, having before been on part of the ſaid
" lands, was thereby induced to make inquiry reſpecting
" the extenſive ſurveys they had made for the perſons they
" were employed by. I do farther certify, that there is
" no diſturbance with the Indians or ſavages on the Eaſt-
" ern ſide of the river Ohio, at this time, to my know-
" ledge; and that there is a general appearance of the
" continuance of peace between them and the ſubjects of
" the United States of America.

" ALEXANDER FULTON.

" Philadelphia,
" 5th day of May, 1786."

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*William Pulteney, Eſq. London.*

*Bath, January* 12, 1795.

Sir,

I have the honour to encloſe you my returns of the buſineſs done by me in the land-office laſt ſeaſon. The office ſhut as uſual on Chriſtmas-day, but the extent and importance of the buſineſs has been ſuch that the returns were not properly made out until Saturday laſt, the 10th inſtant; and, as this is our poſt-day, I have only time to write

write you a ſhort account of the buſineſs, but I ſhall write you more fully after.

The encloſed papers will ſhew the extent of the buſineſs, but I muſt make a few remarks on ſome of them:

Paper 1. ſhews the quantity of land actually deeded; that is, the parties have ſettled, and are reſident, and have performed their agreements. On the 5th page of the ſame paper is contained the ſales made in the Gore, and deeds granted. The 6th page contains the ſales in the towns of Bath and Geneva, where deeds have been granted. Many have built houſes, but ſtill hold them on their agreements.

Paper 2. ſhews the quantity of land ſold on conditions of ſettlement, being in townſhips and half-townſhips. The amount of theſe lands is conſiderable, and are many of them ſold again, by thoſe that agreed with me, at a great advance. Thoſe marked with aſtericks have, to my knowledge, been re-ſold. By this they have got into the hands of moneyed people, who have paid high for them, and muſt either perform their covenants with me or forfeit their lands: ſome have gone as high as fifty per cent. ſince I ſold them.

To ſuppoſe that I loſt, all theſe people gained, is wrong; for, without their perſuaſions and exertions amongſt the moneyed men, the lands would have made but a ſlow advance. It has brought moneyed men into the country,

country, and their agents, who are pleaſed and ſurpriſed to find the improved ſtate we are in. In forwarding this I owe much to this eſtabliſhment. It has in fact given a value that nothing elſe could compenſate for. Our taverns are excellent and our ſociety good; and, indeed, a little more will give us the conveniences of an old country.

The general condition of thoſe agreements is, that the purchaſer ſhall place, within three years, on the land, two families for each 1000 acres, and pay the price within ſix years, and intereſt from the 1ſt of October next. On failure, the lands revert to me.

Paper 3. contains a return of ſmall tracts ſold to individuals or ſociety's for ſettlement. Theſe are all on terms of ſettlement.

Mr. Warlo is the head of the Engliſh Company. The lands I gave them at 16*s.* one half, and 20*s.* the other, within three miles of this place, did not hold out the quantity agreed for; they have therefore 500 acres to receive yet, but no return of this appears in the office. They have ſince applied to me for 6000 acres of No. 5, third range, at 20*s.* per acre.

Paper 4. contains a return of ſales made in the diſtrict of Sodus. The ſales there, however, are more conſiderable than appears here; but, not having applied to the ſurveyor, at his office, for their certificates, by the time he made his returns, he of courſe could not return them;

but I underſtand ſince, many have applied. The farms ſold there laſt ſeaſon for 12*s.* per acre, to ſettle next June, but now are 20*s.* The price of lands is now, in general, 20*s.* per acre, through all the diſtricts, and the demand is greater than before. I have, within theſe four weeks, refuſed 12*s.* for the worſt lands I could pick out. By theſe returns it will appear that there has been ſold 463,017 acres of land, independent of Sodus diſtrict, and the amount of the ſales £263,186 New-York currency. There are ſtill for ſale about 843,000 acres, which cannot be worth leſs than £1,000,000 currency. The riſe in this property, in the very midſt of our difficulties, is ſomething ſurprizing, and I believe what never happened before in this or any other country: I mean, expecting an Indian war.

My expence has, I own, been great, but I truſt it has been well beſtowed. There has aroſe an oppoſition to me in the county-town for our new county. For my part, I have juſtice and every right on my ſide, and will carry it, though it coſts money.

By my ſales you will ſee that the greateſt body of lands I hold are in the vicinity of this place, therefore the object is the greater. On this I ſhall write you more at large. The value of the property exceeds all calculation, as in fact in ſuch a caſe the more that is ſold to ſettlers, and they get time to ſettle, the remaining lands are more valuable than the whole were any time before the ſale. For example: I ſincerely believe the laſt 500,000 acres will probably be worth more than the whole is at preſent.

I cannot close this letter without expressing to you my great obligations to Mr. Morris and his son; and, in proportion as you wish success to my undertakings, they deserve both your thanks and Mr. Hornsby's. Mr. Morris knew well the sacrifice he was making when he sold *me* the lands; but, so far from being capable of one envious idea, he has gloried in my success, and I sincerely believe that the sight of my returns, which I send him, will give him no less pleasure than I hope it will do you. To the attention paid you by Mr. Morris and his worthy son, I owe much of my respectability here. As to myself, my whole soul has been wrapt up in this business, and by it I was determined to rise or fall. Perseverance and your firm support have brought the lands to the present situation. Convinced of the situation of this property as I am, I pray God may preserve you to us in proportional happiness for many years.

I have the honour to be,

Your faithful servant,

(Signed,) C. WILLIAMSON.

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(9) *The Correspondence between Mr. Robert Morris and M. Fauchet.*

To the Printers of the American Daily Advertiser.

*Philadelphia, June* 10, 1795.

In the month of April I received from Paris copies of two letters, one written by Jonas Fauches, the other by

Joſeph Fauchet, miniſter from the Republic of France to the United States, which had been publiſhed there the 18th Nivos, 1794, in a paper ſtyled "Feuille de la Ré-"publique." I wrote immediately to M. Fauchet a letter dated the 13th of April, and received his reply on the 20th of that month. Copies of theſe letters are ſent herewith, and alſo copies of ſundry certificates (the originals of which are in my poſſeſſion) reſpecting the quality and titles of the Georgia lands which I have purchaſed; all which I requeſt you to inſert in your uſeful paper. It was not my intention to have publiſhed theſe papers in America, becauſe I have been aſſured, ſince our correſpondence, that M. Fauchet, in regard to me, acted more from inattention and want of conſideration than from any other cauſe, and that the injury he has done me is not imputable to deſign. Be this, however, as it may, I feel myſelf ill-uſed; my character has been attacked in diſtant countries upon the ſcore of dealings, which are not only important to myſelf but to many others, and which, if I am not deceived, are alſo of ſome utility to the United States. This attack was unexpected and unmerited; — unexpected, becauſe Jonas Fauches is a ſtranger unknown to me; but, upon inquiry of gentlemen from Georgia, I am told he keeps a tippling-houſe in one of the Weſtern counties of that ſtate. As he had never *honoured* me with his correſpondence, and we had neither intercourſe or dealings together, I could not expect an attack from ſuch a quarter. As to M. Fauchet, I had not the moſt diſtant idea of any thing but friendly intercourſe with him, becauſe I felt and encouraged in myſelf a diſpoſition to cultivate his acquaintance; — my converſations

ſations upon this ſubject, and my behaviour upon all occaſions, were aſſimilated to this impulſe, conſequently an attack from him was unexpected. — I have ſaid this attack was unmerited: unmerited as to the parties who have made it, becauſe, being entirely unacquainted with one, and well diſpoſed towards the other, I could not have given juſt cauſe of provocation to either: unmerited as to the matters charged or inſinuated againſt me, becauſe the charges and inſinuations are falſe and groundleſs, as will appear by the certificates of a number of reſpectable gentlemen who have given their ſignatures, and would have atteſted upon oath the truth of what they have certified. I declined this as unneceſſary, believing that the ſignature of a man of character will gain the ſame confidence as his oath.

The appearance of Meſſrs. Fauches and Fauchet's letters in the American newſpapers muſt be my apology for bringing theſe papers into public view.

I am, Sirs,

Your obedient ſervant,

ROBERT MORRIS.

Meſſrs. Dunlap and Claypoole.

(COPY.)

*Philadelphia, April* 13, 1795.

To Citizen J. B. Fauchet.

Sir,

I have received from Paris an extract from the journal, entitled " Feuille de la République," publiſhed on the 18th Nivos, as follows:

" Le commiſſaire des rélations extérieures a reçu de " Joſeph Fauchet, miniſtre plénipotentiaire de la Répu- " blique Françaiſe près les Etats Unis, une lettre écrite " de Philadelphie, le 2 jour des Sans-Culottides, et ainſi " conçue."

" Citoyen,

" Je t'ai déjà prévenu dans une de mes dépêches des " manœuvres pratiquées par les grands propriétaires " Américains pour attirer ici les Français, et leur vendre, " à un prix quelquefois au triple, des terres dont ils ne " peuvent leur aſſurer la poſſeſſion, ou qui ſont abſolu- " ment hors d'état de fournir à leurs premiers beſoins. " Je ne m'attendrai pas ſur le danger de tolérer parmi " nous de pareilles fripponneries, mais je crois eſſentiel " de les rendre publique, pour que nos concitoyens " ſoient ſuffiſamment avertis des riſques qu'ils courent.

" Je

" Je t'envoie ci-joint la copie d'une lettre que je viens de " recevoir, et que je te prie de communiquer au Comité " de Salut Publique, pour qu'il en faſſe l'uſage qu'il croira " convenable."

" Etat de Georgie, comté de Greene,
" Greenborough, ce 24 Août, 1794.

" Monſieur,

" Il y a dans ce pays une foule de ſpéculateurs qui ar- " pentent des terres ou arides ou ſtériles, ou en poſſeſſion " de propriétaires légitimes, ou qui ſont hors des limites " que les Etats Unis ſe ſont données par les derniers " traités avec les Indiens. Ces propriétaires prétendues " obtiennent cependant des *plots* ou *grants*, ou titres at- " teſtées par le gouvernement et autres officiers de l'état, " propoſés à cet effet ; mais les loix de cet état ont pour- " vû à ce que ces *grants* obtenus en fraude, ou comme " ci-devant expliqué, ſeroient de nulle valeur.

" Ces impoſteurs vendent leurs prétendues terres a des " marchands qui les revendent, à ce que j'apprends, à " *M. Robert Morris* ; et celui-ci à des familles Françaiſes " qui ont déjà paſſé ou qui ont deſſein d'émigrer dans ce " pays. Voilà le fait, les fatales conſéquences de ce dé- " dale d'iniquités pour ces familles ſe developent d'elles- " mêmes.

" Si vous jugez utile que le contenu de cette lettre " ſoit publié avec mon nom en Anglois et en François,

" ici et en Europe, je n'ai pas la moindre objection à " faire.

" Votre très obéiſſant ſerviteur,

" (Signé) JONAS FAUCHES.

" Pour copie conforme,

" (Signé) J. FAUCHET."

This publication is made under ſuch authority and circumſtances, with your name affixed, as to leave no cauſe of doubt as to the authenticity, therefore it is unneceſſary to aſk of you whether it is genuine or not. The reſpect I have for the nation, which you *at preſent* have the honour to repreſent, will reſtrain me from making all the obſervations on the part you have acted in this buſineſs, which I ſhould otherwiſe do; but, in juſtice to myſelf, I muſt remark, that, at the time you tranſmitted the letters to France, you could have had the opportuniy, any day you pleaſed, of making communication thereof to me, and of hearing what I could ſay as to the truth or falſehood, ſo far as they relate to me, of the facts ſtated. You and I were then, and ever ſince have been, in the habits of interchanging the uſual civilities of perſons that are upon good terms with each other; and, for my own part, I not only conceived that our intercourſe was friendly, but, upon all occaſions, I expreſſed my approbation of your public conduct and demeanor; I ſuppoſe, however, it was by you deemed to be one of the modes of gaining the

approbation

approbation of your government, to ſhew a zealous care for the French citizens incapable of judging for themſelves. This zeal could not have been manifeſted, if, by communicating with me, the truth ſhould deſtroy the *aſſumed* facts. It were better, therefore, to ſacrifice the reputation of Robert Morris, than to loſe the opportunity of recommending yourſelf. Whatever may have been the views or motives by which you were actuated when you ſuffered my name to appear in the publication, are beſt known to yourſelf, and they are only ſuggeſted to my mind from a conſideration of the nature of the caſe. However, ſir, I do aſſert now, as I ſhould have done laſt fall, had you given me the opportunity, the following facts, viz.

Firſt, That, in all the purchaſes of Georgia lands which I have made or been concerned in, the greateſt poſſible care and caution has been previouſly taken to aſcertain that the quality of the ſoil is good and the titles perfect.

Secondly, I never did buy, nor have I made any purchaſe of, Georgia lands, to which the Indian title has not been previouſly obtained. My lands are within the ſettled parts of the country, within counties in which courts of juſtice are held, and the laws of the ſtate carried into effect.

Thirdly, I never did invite French citizens to emigrate from their own country to this, neither did I ever wiſh for ſuch emigrations.

Fourthly,

Fourthly, I never did ſell, or offer to ſell, my Georgia lands to French families, either in or out of France. It is true, that, in one or two inſtances, at the requeſt of certain French gentlemen, I did empower them to make ſale, in Europe or the Weſt Indies, of ſome few tracts, more for the ſake of giving them employment and a commiſſion, than for any uſe or purpoſe of my own.

Fifthly, If I had been deſirous to ſell lands to French ſettlers, I ſhould, in that, as in other inſtances, have deſired them to view the lands themſelves, or by their agents, previous to a purchaſe.

Sixthly, Of all the uncultivated lands in the United States that have been ſold by me, there is not one tract or parcel that I am not willing to take back, and repay to the purchaſer what he gave me for it, with intereſt of ſix per cent. per annum, from the date of the receipt to the time of repayment.

In ſupport of theſe aſſertions I adduce the certificates, copies whereof will be annexed hereto. — And now, ſir, as the only reparation you can make to a man whom, without cauſe or provocation, you have attempted to injure, I requeſt that you will deliver to me the original letter of Jonas Fauches, with a declaration that to the beſt of your belief and knowledge it is genuine, and ſigned with his own hand. — This will enable me to obtain that juſtice from him, for his libel, which the laws

of

of the land will afford to the injured. I alſo requeſt that you either prove or diſavow thoſe things which are alledged in his and your letters, ſo far as the ſame regards me.

I am, Sir, &c. &c. &c.

(Signed) ROBERT MORRIS.

P. S. Upon farther conſideration, I deem it unneceſſary to ſend the certificates to you, they will appear more properly in another place.

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*Tranſlation of Extract from the "Feuille de la Ré-publique." See R. Morris's Letter to J. Fauchet, 13th April, 1795.*

The commiſſioner for foreign affairs has received from Joſeph Fauchet, miniſter plenipotentiary from the French Republic to the United States, a letter written at Philadelphia, on the 2d of the Sans-Culottides, in the following terms:

Citizen,

I have already apprized thee, in one of my diſpatches, of the manœuvres practiſed by great American landholders, to draw hither the French, and ſell to them, ſometimes at thrice their value, lands which they cannot inſure them the poſſeſſion of, or which are abſolutely incapable of

of ſupplying their firſt wants. I ſhall not enlarge on the danger of tolerating amongſt us ſuch roguery, but I think it eſſential to render it public, in order that our fellow-citizens may be ſufficiently warned of the riſks they run. I ſend thee herewith the copy of a letter which I have juſt received, and which I beg thee to communicate to the Committee of Public Safety, that they may make ſuch uſe thereof as they ſhall think proper.

State of Georgia, Green County,
Greenſborough, 24th Auguſt, 1794.

Sir,

There are in this country a crowd of ſpeculators, who ſurvey poor or barren lands, which are either in poſſeſſion of the rightful owners, or out of the limits fixed by the United States in their laſt treaties with the Indians. Theſe pretended proprietors obtain, nevertheleſs, *plots* and *grants*, or titles atteſted by the government, and other officers of the ſtate appointed for the purpoſe; but the laws of this ſtate have provided that theſe *grants*, obtained by fraud, or as before-explained, ſhall be of no account.

Theſe impoſtors ſell their pretended lands to merchants, who re-ſell them, as I learn, to Mr. Robert Morris, and he again to French families, who already have come, or who deſign to emigrate, to this country. This is the fact. The fatal conſequences of this labyrinth of iniquities to theſe families develop themſelves. If you judge it uſeful that the contents of this letter be publiſhed in

Engliſh

Engliſh and French, here and in Europe, with my name, I have not the leaſt objection.

Your very obedient ſervant,

(Signed) JONAS FAUCHES.

A true copy.

(Signed) J. B. FAUCHET.

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(COPIE.)

Philadelphie, le 1 Floréal, an 3 de la République Françaiſe, une et indiviſible. (20 Avril, 1795.)

Monſieur,

Je n'ai aucune connoiſſance de la feuille, dont vous m'envoyez un extrait; je remarque ſeulement une inexactitude dans la copie de ma lettre au commiſſaire, des rélations extérieures qui influe beaucoup ſur le ſens. Mais comme dans cette lettre je ne me borne à indiquer en général un danger trop réel, et qu'il n'y a pas un mot ſur M. Robert Morris, vous trouverez bon que je ne reponde point aux interpellations que vous me faites.

Quant à la lettre qui m'a été adreſſée comme renſeignement, et qui j'ai ſimplement tranſmiſe, ce n'eſt pas moi qui l'ai fait imprimer; je vais en demander au gouverne-

ment

ment la copie que vous desirez. Je ne vois pas, au reste, en quoi cette lettre vous blesse; vous y êtes mentionné comme trompé vous-même par les spéculateurs, qui cherchoient à vous vendre, et vous ne devez pas être surpris que le ministre de la République Française se soit abstenu de vous mettre sur vos gardes dans des affaires aussi étrangeres à ses fonctions.

Mon devoir, Monsieur, est de faire parvenir au gouvernement de la nation, que je represente *à present*, tous les avis qu'on me donne sur les choses qui lui sont préjudiciables ou utiles. Quelque soit la maniere et le moment que vous choisirez pour me fournir les preuves dont vous me parlez, je m'empresserai de les envoyer avec votre lettre au Comité de Salut Public, afin que le remede se trouve sur les lieux où a été fait ce qui vous appellez le mal.

Je m'estime assez, Monsieur, pour ne pas prendre la peine de refuter les motifs que vous me prêtez. Je joue le rôle d'un homme désintéressé, mais qui prend beaucoup de part au sort des victimes de l'affaire du Scioto, et qui tremble que ses concitoyens ne soient exposés à une semblable calamité.

Salut,

(Signé) J. FAUCHET.

M. Robert Morris, negociant,
à Philadelphie.

(TRANSLATION.)

(TRANSLATION.)

Philadelphia, 1ſt of Floreal, 3d year of the French Republic, one and indiviſible. (20th April, 1795.)

Sir,

I have no knowledge of the publication from which you ſend me an extract. I only remark an inexactneſs in the copy of my letter to the commiſſioner for foreign affairs, which changes much the meaning of it. But as, in that letter, I confine myſelf to pointing out generally a too real danger, and there is not one word concerning Mr. Robert Morris, you will excuſe my not anſwering the interrogatories you put to me. — As to the letter which was ſent to me for information, and which I have ſimply tranſmitted, it is not I that had it printed. I am going to aſk from government the copy you deſire. However, I do not ſee wherein that letter wounds you: you are only mentioned in it as being yourſelf deceived by the ſpeculators who ſought to ſell to you; and you ought not to be ſurpriſed at the miniſter of the French Republic's abſtaining from putting you on your guard in matters ſo foreign to his functions.

My duty, Sir, is to communicate, to the government of the nation I *at preſent* repreſent, all the information given to me on matters either prejudicial or uſeful to it. Whatever may be the manner and the time you ſhall chooſe to furniſh me the proofs you ſpeak of, I ſhall haſten to ſend them, with your letter, to the Committee

mittee of Public Safety, in order that the remedy may be found on the ſpot where what you call the miſchief has been done.

I eſteem myſelf ſufficiently, Sir, not to take the trouble of refuting the motives which you aſcribe to me. I act the part of a diſintereſted man, but who feels ſenſibly for the fate of the victims of the Scioto affair, and who trembles leſt his fellow-citizens ſhould again be expoſed to a like calamity.

Salut.

(Signed) FAUCHET.

Mr. Robert Morris, merchant,
Philadelphia.

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(COPY.)

An extract from a Journal, entitled, " Feuille de la " République," publiſhed at Paris on the 18th Nivos laſt, having been ſhewn to me, and by which it appears that Robert Morris, Eſq. has been calumniated in a very unjuſtifiable, underhand manner, by the perſon calling himſelf Jonas Fauches, I, James Montfort, have thought it incumbent on me (in juſtice to ſaid Morris) to come forward and declare, and I do hereby declare and certify, that the ſaid Morris, acting for himſelf and others, purchaſed from me ſundry tracts of land in the ſtate of Georgia, amounting together to about three hundred and fifty thouſand

thouſand acres; the ſituation of which lands I am well acquainted with, and know that no part thereof is out of, or even near to, the boundaries or limits fixed by treaties between the native Indians and the United States, and that ſo far from there being any doubt, as to the ſufficiency of the titles, I know that they are indiſputably good. I know too, that ſince purchaſing from me the ſaid lands, the ſaid Morris has employed ſurveyors, and other capable perſons, to run the lines anew, ſo as to aſcertain if there were any interferences, and that no interferences, either by prior ſurveys, or otherwiſe, have been diſcovered. It is alſo well known to me, that, both previous to and ſince my ſelling ſaid lands to the ſaid Morris, he has employed ſurveyors, and other capable perſons, to make inquiries and examine into the nature of the ſoil, and other circumſtances relating thereto; and that the ſaid lands have been found to be (as the ſubſcriber alſo knows them to be, and which, by a long reſidence in and acquaintance with the ſtate of Georgia generally, he thinks himſelf competent to judge of) equal, in every reſpect, to bodies of land generally, of like extent, within the ſtate of Georgia.

In teſtimony whereof, I have hereunto ſet my hand, at Philadelphia, this 20th day of April, 1795.

(Signed) JAMES MONTFORT.

We, the ſubſcribers, are well acquainted with the land alluded to within, ſold by Mr. James Montfort, of Georgia, to the Hon. Robert Morris, of Philadelphia,

and know them to be within the limits of the ſtate of Georgia, and clear of Indian claim.

Given under our hands, at Philadelphia, this 21ſt April, 1795.

(Signed) GEO. NAYLOR.
G. DENISON.
J. HALL.

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(COPY.)

To whom it may concern.

The ſubſcriber, George Naylor, a citizen of the ſtate of Georgia, having peruſed an extract from a Journal, entitled, "Feuille de la République," publiſhed at Paris on the 18th Nivos laſt, does hereby certify and declare, (in juſtice to Robert Morris, Eſq. of Philadelphia, who appears to have been groſsly and unjuſtifiably calumniated by the perſon ſubſcribing himſelf Jonas Fauches,) that he ſold to the ſaid Robert Morris, acting for himſelf and others, ſundry tracts of land, in the ſtate of Georgia, amounting to about ſix hundred and twenty-five thouſand acres: that there is not any part of ſaid land out of the limits reſerved to the U. S. by exiſting treaties with the native Indians; nor is it even near the frontiers or boundaries of the Indian country; that he has no reaſon to think there is the leaſt doubt of the ſufficiency of the title

to

to any part of the ſaid tract of land, ſo ſold by him, but is convinced that the titles thereto are indiſputable. That, to his knowledge, the ſaid Morris has, ſince purchaſing the ſaid lands, employed ſurveyors, and other properly-qualified perſons, to run the lines anew, in order to aſcertain if, by means of prior ſurveys, or otherwiſe, there were any interferences, and that no interferences have been diſcovered. That both previous to and ſince buying the ſaid lands, Robert Morris has employed ſurveyors and other capable perſons to make inquiries and examine into the nature of the ſoil, and other circumſtances relating thereto; and that the ſaid lands have been found (as he, the ſubſcriber, alſo knows them to be, and which a long reſidence in, and general knowledge of, the ſtate of Georgia enables him to ſpeak confidently reſpecting,) to be equal to any bodies of land of equal extent, within the ſtate of Georgia. Done, at Philadelphia, the 18th day of April, 1795.

(Signed,) GEORGE NAYLOR.

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(COPY.)

I, Thomas Davis, jun. of Montgomery-county, in the ſtate of Pennſylvania, ſurveyor, do hereby certify and declare, that, in the month of March, 1793, I was employed by Robert Morris and Thomas Fitzſimons, Eſquires, of the city of Philadelphia, to view and examine

three large tracts of land in the ſtate of Georgia; which they intended to purchaſe, provided my report of the ſituation, ſoil, and other circumſtances relating thereto, ſhould be ſatisfactory. And that, in conſequence of my report thereon, contained in a certificate ſigned by me, and dated the 23d of July, 1793, they, the ſaid Morris and Fitzſimons, did purchaſe the ſaid lands from Patrick Cruikſhanks and others, reſidents of Georgia. And I do farther certify and declare, that I have ſince been employed by the ſaid Robert Morris, to view ſundry other tracts of lands within the ſaid ſtate of Georgia; which have been purchaſed by the ſaid Morris, acting for himſelf and others, from John Hall and Gideon Deniſon, George Naylor, James Montfort, and Samuel Jack, all now or late reſidents of the ſaid ſtate of Georgia; and reſpecting which, the ſaid Hall and Deniſon, George Naylor, and James Montfort, have ſeverally given certificates under their reſpective hands, dated the 18th and 20th inſtant; and that I have viewed the lands alluded to in the ſaid certificates, as well as thoſe ſold, as aforeſaid, by Samuel Jack; and, being well acquainted with their ſituation, know, that there is not any part thereof out of the limits reſerved to the United States by exiſting treaties with the native Indians, nor even near the boundaries of the Indian country; but that the ſaid lands are either ſettled parts of the country, and in counties wherein courts of juſtice are held and the laws of the ſtate duly enforced. — That, in regard to quality, the ſaid lands are equal to any bodies of like extent within the ſaid ſtate, being fit for cultivation; and that they are intrinſically worth much more than the ſaid Morris gave for them. And I

have

have good reaſon to believe the ſaid Morris's titles to the ſaid lands are indiſputable. And farther, that having, as a ſurveyor, had opportunities of acquiring much experience and knowledge of the quality and other circumſtances relating to the lands in Georgia generally, I conſider myſelf competent to form a correct judgement in what relates to them.

Witneſs my hand, at Philadelphia, the 22d day of April, 1795.

(Signed,)

THOMAS DAVIS, Surveyor.

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(COPY.)

We, the ſubſcribers, John Hall and Gideon Deniſon, having peruſed an extract from a journal entitled "Feuille "de la République," publiſhed, at Paris, on the 18th of Nivos laſt, are induced, in juſtice to Robert Morris, Eſquire, of Philadelphia, whom we conſider as having been ungenerouſly and unjuſtifiably ſlandered by the man calling himſelf Jonas Fauches, to come forward and declare, and we do hereby declare and certify, that we have ſold, to the ſaid Robert Morris, acting for himſelf and others, large tracts of land, ſituate in the ſtate of Georgia, amounting in the whole to nine hundred and forty-nine thouſand four hundred and ten acres. That we are well

 acquainted

acquainted with the ſituation of the lands ſold by us as aforeſaid, and know that there is not a ſingle tract of the lands, bought by the ſaid Morris from us, but what is within the limits reſerved to the United States by exiſting treaties with the Indians. And we do alſo know, that none of the ſaid lands are within ſeveral miles of the frontiers or boundaries of the Indian country. And, farther, we do not know or believe that there is the leaſt doubt of the ſufficiency and goodneſs of the titles to any of the ſaid lands, ſold by us afore-mentioned; on the contrary, we are ſatisfied the titles thereto are indiſputable. We alſo know, that, previous to and ſince the ſales made by us to the ſaid Morris, a ſurveyor, well ſkilled in his office, and other perſons properly qualified, were ſent into Georgia, by Mr. Morris, to view the country generally, but more particularly the lands purchaſed by him; and to examine and to inquire into the nature and ſoil of the ſame; and to make actual re-ſurveys of them, in order to aſcertain if there were any interferences by prior ſurveys or otherwiſe. That we have underſtood thoſe perſons have reported the ſaid lands to be equal in quality to any bodies of land, of equal extent, within that ſtate; which, from our knowledge, we believe to be the caſe. And, farther, no interferences from re-ſurveys of the aforeſaid lands have been, by the ſurveyors, (to our knowledge,) diſcovered.

In teſtimony whereof, we have hereunto ſet our hands, at Philadelphia, the 18th day of April, 1795.

(Signed,) J. HALL.
(Signed,) G. DENISON.

To

To whom it may concern.

I, the ſubſcriber, Robert Hoops, a citizen of the ſtate of Virginia, late of New Jerſey, do certify, that I was employed, by Robert Morris, Eſquire, of the city of Philadelphia, to view and examine his lands in the ſtate of Georgia; to which I diligently attended, and am well convinced, that the titles are good, and that no part of thoſe lands are out of the limits reſerved to the United States, nor even near the boundaries of the Indian country. That the quality of thoſe lands, ſo far from being poor and barren, as repreſented by Mr. Fauches, is quite the reverſe, and that they produce abundantly. From twenty to fifty buſhels of wheat have been raiſed per acre, and of upland rice, in many inſtances, in proportion of five hundred for one, and that drilled between the rows of corn. It is alſo excellent for cotton, corn, barley, rye, oats, flax, peas, beans, potatoes, turnips, melons, and all kinds of pulſe and garden vegetables are peculiar favourites of pine-lands. It is certain the ſwamp, oak, and hickory lands were the principal objects of the firſt ſettlers of Georgia; and that a conſiderable time elapſed before the value of the pine-lands became known, and in fact they are but partially ſo. For my own part, I am clearly of opinion, that the pine-lands will produce more certain crops than thoſe of oak and hickory, and equal in quantity.

I certify the above from the beſt information and moſt accurate obſervations I was able to make during ſeveral months reſidence in that country.

Witneſs my hand, at Philadelphia, 15th of June, 1795.

ROBERT HOOPS.

LETTER

# LETTER

FROM

*Robert G. Harper, Eſq. Member of Congreſs for South Carolina, to a Gentleman at Philadelphia. Dated New York, September* 16, 1795.

WHEN I requeſted you, my dear ſir, to write to me at Princeton, and remind me of my promiſe reſpecting the Southern lands, I did not expect to be ſo long in reaching that place; nor did I know how little danger there was of my forgetting any thing that might be of uſe to you or your friends. I received your letter on my arrival there, before which, I had frequently employed my thoughts on the ſubject; but, as ſo great a delay had already taken place, and my ſituation at *Princeton* was much leſs retired than I had expected, I thought it moſt adviſable to poſtpone the buſineſs till my arrival here. I now reſume it, and ſhall give you the beſt account of it in my power.

This account, however imperfect, will have the advantage of being authentic; for I ſhall ſtate nothing but what I can vouch for on my own obſervation. During my reſidence in *South Carolina*, I have been in the conſtant

ſtant habit of travelling through the ſtate, every part of which I have viſited. I have alſo traverſed *Georgia* more than once in different directions: and two years ago I made a journey through the Southern parts of it, quite to the *St. Mary's*, for the purpoſe of acquiring a more perfect knowledge of the country.

The value of unſettled lands muſt always depend on the degree in which they are ſuſceptible of a rapid and extenſive population. This again will be regulated by four circumſtances; the facility with which inhabitants may be introduced, the healthineſs of the climate, the aptneſs of the ſoil for uſeful productions, and the facility of exportation. It is evident, that, in proportion as all or any of theſe circumſtances are found to exiſt in an unſettled country, it will be deſirable and advantageous, or otherwiſe, for purchaſe or ſettlement.

I ſhall direct my obſervations, in the firſt place, to the lower parts of *Georgia*; it being there that the greateſt bodies of your land lie; and I ſhall conſider them under the four above-mentioned points of view. Afterwards I ſhall advert to the middle country of SOUTH CAROLINA, the diſtricts of *Orangeburg*, *Cambden*, and *Cheraw*. Laſtly, I ſhall make ſome general obſervations reſpecting the pine-lands of the Southern ſtates, by way of anſwer to the objections uſually made to their value, and their fitneſs for uſeful cultivation.

The facility, with which inhabitants may be introduced into a new country, will depend on its vicinity to navigation,

tion, on the ſafety of ſettling in it, on the eaſe of procuring the firſt neceſſary ſupplies, on its contiguity to ſettled countries, and on the diſpoſition of the neighbouring people towards enterprize and emigration.

In the convenience of navigation I believe no country exceeds the ſea-coaſt of Georgia. From Savannah to St. Mary's incluſive, a diſtance of about two hundred miles, there are ſeven harbours; three of them, *Savannah*, *St. Simon's*, and *St. Mary's*, are capable of admitting the largeſt veſſels employed in the trade between Europe and America: and *St. Andrew's*, the *Alatamaha*, *Sunbury*, and *Oghethee*, though inferior to the former, can receive veſſels of conſiderable burthen, ſufficient for the coaſting and Weſt-India trade. There are inland water-communications between all theſe ports. The principal rivers that form them are the *Savannah*, the *Oghethee*, *Newport-river*, the *Alatamaha*, the *Great Sittilla*, and the *St. Mary's*. Boats aſcend the *Savannah* to *Auguſta*, which is about one hundred and thirty miles by land, from the town of Savannah, and one hundred and fifty from the ſea. The navigation of the *Oghethee* is but little known, it being ſo near to the *Savannah*, that the people living on it uſe that river for the tranſportation of their commodities. It riſes, however, higher up than Auguſta, and will probably be found practicable for boats, fifty or ſixty, perhaps a hundred, miles from its mouth.

*Newport-river*, which is next as you go South, admits ſailing veſſels, of ſmall ſize, as high as Newport-bridge, about

about thirty miles from the ſea. Above, it is inconſiderable.

Next to this is the *Alatamaha*, a great and important river, which has its ſource in the Weſtern mountains of Georgia, and empties itſelf into the ſea by three different mouths. It alſo has an inland and a very deep water-communication with the bay of St. Simon's and the town of Brunſwick, the beſt harbour, and the moſt favourable ſituation for foreign trade that is to be found South of the Cheſapeake. Sea-veſſels, but not of a very great burthen, can aſcend the Alatamaha, about thirty miles from its mouth. For boats and rafts, it is practicable much higher in its preſent ſtate; and its navigation, no doubt, may be extended, by clearing away ſome of thoſe obſtructions which are always found in rivers flowing through unſettled countries.

The *Great Sittilla* runs nearly parallel with the *Alatamaha*, and about forty miles South of it. The tide flows up the river about fifty miles; I believe, indeed, ſomething more; for nearly forty miles of which diſtance, it is capable of admitting ſea-veſſels of conſiderable ſize, as large as are commonly uſed in the European trade. It falls into St. Andrew's Sound, and communicates with Brunſwick, on one ſide, and St. Mary's on the other. The bar of St. Andrew's Sound is ſhallow, but the communication with St. Mary's is ſo deep, that any veſſels, which enter that river, may paſs into the Sittilla.

The St. Mary's has a tide almoſt to its ſource, which is in an extenſive ſwamp. Small ſea-veſſels may aſcend

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it a conſiderable diſtance, and craft about twenty miles. Fifteen miles from its mouth is the town of St. Mary's, to which veſſels of the largeſt ſize reſort from various parts of the United States, and ſometimes from Europe.

Between the Alatamaha and St. Mary's, a diſtance of about ſixty miles, there are, beſide the Great Sittilla, five other ſmaller rivers; the Little Sittilla, Crooked-River, Todd's Creek, White Oak, and Turtle-River, which have the tide, and admit ſmall craft ſome diſtance up. No country, therefore, can be more completely acceſſible from the ſea.

When we inquire about the ſafety of making ſettlements in theſe countrries, we muſt conſider them with reſpect to the Spaniards and the Indians.

It is well known that the Spaniſh ſettlements in Eaſt Florida, their only eſtabliſhment contiguous to the places in queſtion, are extremely weak and inconſiderable. They have indeed far more reaſon to be afraid of us than we can have to dread them. Their country is already filled with Americans, whom the government finds it difficult to keep in awe, and who wait only for a favourable opportunity and ſome encouragement to ſhake off its yoke. While we remain at peace with Spain, there is nothing to be apprehended: ſhould a war break out, this eſtabliſhment muſt immediately fall into our hands. Even were they diſpoſed at preſent to moleſt us, of which however there is not the leaſt appearance, the countries North

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of the Alatamaha would be ſafe even from ſudden and predatory incurſions; for, the ſettlements formed between that river and the St. Mary's, the poſts of the United States on the latter, and the multitude of intervening rivers and ſwamps, would oppoſe an effectual barrier.

As to the Creek Indians, they have ſeldom ventured, even when ſupported by the Britiſh government laſt war, to paſs the Alatamaha. That river is the preſent boundary between them and the United States, from a place near its ſource to within about fifty miles of its mouth; from thence the line runs acroſs to the St. Mary's. Some of the weak and ſcattered ſettlements, South of the Alatamaha, have been moleſted by the Creeks during the occaſional ruptures between them and Georgia, and, in a few inſtances, they have even croſſed the river in ſmall parties for the purpoſes of pillage. Even this has not lately happened, and it will be every day leſs and leſs likely to happen as the ſettlements increaſe. The diſpoſition of thoſe Indians is now believed, and I think on ſufficient grounds, to be pacific. A treaty, you know, is to be held with them in the fall, under the authority of the United States, for the purpoſe of obtaining from them a ceſſion of lands in the fork of the Alatamaha. It is highly probable that in this treaty the exiſting differences will be adjuſted and peace reſtored; a continuance of which may be expected from the chaſtiſement lately given to the Northern tribes: from the reſpect for the general government, with which its juſtice and the vigour of its meaſures have impreſſed all the Indians; from the military

eſtabliſhments

eſtabliſhments on the frontier; from the probable event of our negotiations with Spain, by which the protection and ſupport of that power will be, in a great meaſure at leaſt, withdrawn from the Southern tribes; and, above all, from the rapid extenſion of the frontier ſettlements, which, being in the cloſe vicinity of the Creeks, will hold them in check, and even, in caſe of a rupture, will ſerve as a barrier to protect the ſettlements near the ſea from their attacks.

I therefore conceive that eſtabliſhments may be formed any where near the ſea-coaſt of Georgia, more eſpecially North of the Alatamaha, with the moſt perfect ſecurity.

As to the facility of obtaining the firſt neceſſary ſupplies for new ſettlements, it can no where be greater. The country on the Savannah River is one of the moſt plentiful on earth. Proviſions of all ſorts are in ſuch abundance, that Indian corn may always be purchaſed at Auguſta, in autumn, for a quarter of a dollar the buſhel, and often for leſs. Pork, beef, flour, and other articles, are nearly in the ſame proportion. From thence they may be tranſported down the river to Savannah, and, through the inland water-communications, to all the Southern parts of the State. The lands on the *Oconee* too, a branch of the *Alatamaha*, are extremely fertile, and proviſions, eſpecially Indian corn and pork, very greatly abound in the ſettlements already formed there. They will afford a plentiful ſupply, which may be tranſ-

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ported down the river to the ſettlements hereafter to be formed on its banks.

The contiguity of unſettled lands to places already inhabited has been noted as an important circumſtance in aſcertaining their value. In this reſpect, the Southern parts of *Georgia*, though leſs eligibly ſituated than in many other, are yet not deſtitute of conſiderable advantages. On the St. Mary's and Sittilla, ſettlements are already formed, at the former place not inconſiderable. There are alſo ſome eſtabliſhments on the Alatamaha near its mouth, and all along the coaſt from thence to Savannah. Very conſiderable ſettlements are already made on the Oconee, the principal branch of the Alatamaha, and the fertility of the ſoil and excellence of the climate leave no reaſon to doubt that they will rapidly increaſe by emigrations from all the more populous parts of the Southern ſtates. In that part of *Georgia* which lies above *Auguſta*, between the Rivers Savannah and Oconee, a very conſiderable population has already taken place. Some of the counties indeed in this tract are almoſt over-ſtocked with inhabitants. From theſe places to the Oconee the acceſs is eaſy and ſafe, and down that river emigrations may very conveniently be conducted to all the lands on the Alatamaha and its vicinity.

The bold enterprizing ſpirit of the Americans, particularly thoſe who inhabit the remote frontiers, and their fondneſs for emigration, have often been remarked: nor are theſe characteriſtics any where more ſtrikingly obvious than in the Southern ſtates. Moſt of the people who

who now reſide there have already emigrated from more Northern places; they are, therefore, accuſtomed to the inconveniencies which attend new ſettlements, and are wholly free from that local attachment which ariſes from habit and long reſidence. Their mode of agriculture too favours this ſpirit. Wholly unſkilled in regular huſbandry, they clear the land, and plant it, as long as it will produce plentiful crops with little labour. As ſoon as its firſt youthful energy is ſomewhat exhauſted, they abandon it, and clear more; and when new land, by this proceſs, has become ſcarce, they willingly relinquiſh their poſſeſſions, and ſeek new countries where the ſame ſyſtem may again be purſued. Their place is then occupied by better cultivators, who prefer the labour of reſtoring exhauſted land, with the ſafety and comforts of an advanced population, to the danger and inconvenience of new and remote ſettlements.

The upper parts of *Georgia* and *South Carolina*, eſpecially the former, are, in a great meaſure, inhabited by people of this deſcription; who already find the country too thickly ſettled for them, and are eager for emigration to new places more favourable to their habits and ideas: hence that anxiety to obtain new ceſſions of land from the Indians, and the facility with which they are induced to remove ſo many hundred miles, to *Kentucky* and *Cumberland*, to the *Tennaſſee*, the *Ohio*, and the *Miſſiſſippi*. The pine-lands are now growing faſt into repute; and, whenever a more extenſive experience ſhall have rendered their advantages more generally known, there can be no

doubt that theſe people will flock there, and purchaſe them at a very advantageous price.

The healthineſs of new countries is the next circumſtance to be conſidered in eſtimating their advantages: and this is particularly neceſſary in treating of the Southern States; becauſe they have generally, and often juſtly, been repreſented as being unwholeſome.

This effect has ſometimes been attributed to the heat of the climate; ſometimes to the flat ſurface of the country; and ſometimes to both united.

It is proved, however, by the moſt uniform experience, that heat is not eſſentially unfavourable to health. The *Barbary Coaſt*, *Sicily*, the South of *Spain* and *Italy*, *Ancient Greece*, *Aſia Minor*, the iſlands in the *Archipelago* and the *Levant*, *Arabia* and *Indoſtan*, have never been conſidered as unhealthy countries, though nearer to the Line than any part of the Southern States. Many of them now are, and all of them have been, amongſt the moſt populous countries of the world; and in ſome of them, particularly Italy and Greece, the human ſpecies is thought to have attained its utmoſt beauty and perfection: an effect that could never have been produced in an unhealthy climate. *Charleſton*, indeed, and *St. Auguſtine* may be cited as ſtrong proofs of the ſame principle; for, though ſituated in the hoteſt climates of America, they are juſtly regarded as two of the healthieſt towns in the world. The ſame might be ſaid of many parts of the Weſt Indies; which, though

though under the Line, enjoy a moſt wholeſome atmoſphere.

Neither is a level ſurface, even when combined with heat, neceſſarily, or even generally, productive of diſeaſe. *Egypt*, though in a burning climate, perfectly level, and annually overflowed, was not anciently, and, while under good cultivation, conſidered as unhealthy. In the South of Spain there are extenſive flats; the whole country almoſt of Naples is level; yet neither of them are ſickly. The campagna of Rome is a perfect flat. In the time of the Romans it was the garden of Italy; healthy, highly cultivated, and containing an immenſe population. In its preſent neglected ſtate, covered with lakes and marſhes, by the decay of agriculture and population in the turbulent and calamitous period of the middle ages, expoſing every where a wet ſurface, unprotected by trees, to the full action of a ſultry ſun, it has become exceedingly unhealthy. The immenſe plains of Syria, Perſia, and Indoſtan, though perfectly flat, and expoſed to a burning climate, have never been found particularly unfavourable to health, unleſs where cauſes ſimilar to thoſe which have rendered the campagna of Rome ſickly, have been ſuffered to operate.

On what then does the unhealthineſs of countries depend? I anſwer, on their tendency to promote putrefaction on the ſurface; and that tendency again will depend on the nature of the ſoil, the ſtate of agriculture, and the objects of it, the heat of the climate, and the degree of unevenneſs in the face of the country.

A ſoil compoſed of ſand or gravel, being porous and abſorbent, drinks in the moiſture produced by rains or other cauſes, and leaves the ſurface dry; conſequently no putrefaction takes place, nor can unwholeſome vapours be exhaled, however level the land, or however expoſed to the action of a hot ſun. Accordingly we find that the ſandy deſerts of Arabia and Africa are extremely healthy, and that, in general, the moſt ſalubrious ſituations are always thoſe whoſe ſoil is compoſed, in a great meaſure at leaſt, of gravel or ſand.

Neither will a hilly ſurface be unhealthy, whatever may be its ſoil or climate, becauſe the moiſture runs off before it can putrify, and be exhaled, to poiſon the atmoſphere. The higheſt degree of health, accordingly, is found in hilly countries with a ſandy ſoil; the two moſt powerful agents in the preſervation of health there combining their operation. Hilly countries, indeed, are ſometimes found to be unhealthy; but that is where pools and ponds of ſtagnant water are ſuffered to be formed in valleys and hollows, which, being generally of a ſtiff clay or loam at the bottom, retain the water till it becomes putrid. Accordingly, ſuch countries are known to become healthy as ſoon as theſe pools are drained.

A level ſurface on the contrary, compoſed of clay or loam, is always unhealthy, even in cold climates; becauſe the moiſture remains, ſtagnates, and putrifies, together with the vegetable ſubſtances that are found mixed with it. Nor is there any climate where the heat of the ſummer

ſummer is not ſufficient to produce this effect. The neighbourhood of the fens in Lincolnſhire, in England, until they were drained, was as unhealthy as any part of America; and many other inſtances of the ſame ſort might be adduced. The more fertile the ſoil too, in ſuch ſituations, the more unfavourable they are to health; becauſe a greater quantity of vegetables is produced, and greater of conſequence muſt be the quantity of putrefaction. Such places muſt of neceſſity be extremely unwholeſome, unleſs their tendency to putrefaction be corrected by tides, thick foreſts, frequent rains, or an improved ſtate of agriculture.

The rainy ſeaſons in all the tropical climates are known to be healthy, becauſe, whatever may be the ſurface or the nature of the ſoil, or however expoſed to the ſun's rays, the immenſe floods of freſh water that daily fall from the clouds waſh away the putrified ſubſtances from the ſurface, or preſerve them from putrefaction, and thus prevent noxious vapours from ariſing. The dry ſeaſons, on the contrary, are unhealthy; and the moſt unhealthy period is near the cloſe of them, putrefaction being then at the higheſt.

The regular overflowing of tides produces the ſame effect. We know that marſhes in the neighbourhood of the ſea and of large rivers, though perfectly flat, generally of a clay ſoil, and entirely unprotected from the ſun, are not unwholeſome, becauſe the pure water brought on every day by the tide prevents putrefaction, or waſhes it away.

Moraſſes and ſwamps, covered by thick foreſts, though conſtantly wet, are not inſalubrious; for the trees, in the firſt place, prevent the ſun's rays from penetrating to the ſurface, and producing there the degree of heat neceſſary for putrifying water and vegetable ſubſtances; and, ſecondly, their leaves intercept thoſe noxious exhalations that do ariſe, and prevent them from being diffuſed into the atmoſphere.

A high ſtate of cultivation dries up the ſource of thoſe exhalations, by draining the earth, and preſerving it in a clean and pulverized ſtate, and by preventing vegetable ſubſtances from lying to rot on the ſurface.

Theſe remarks, with ſome knowledge of the ſoil of the Southern States near the ſea, and of the cultivation which prevails there, will enable us to decide about their healthineſs.

Thoſe countries are divided into high land, ſwamp, and marſh. The high land is univerſally of a ſandy ſoil for ſome diſtance below the ſurface, and is covered with a growth of pine. The ſwamps are of a ſtiff clay, mixed near the ſurface with black rich loam, and ſometimes, though very rarely, with a ſmall portion of ſand; and they are covered with a very thick growth of lofty trees. The marſhes are ſometimes of clay and loam, often of ſand, and not unfrequently a mixture of all three.

Rice

Rice is the great ſtaple of this country, the great object of its agriculture; and, for that grain, no lands but the ſwamps or marſhes are fit; becauſe it muſt be watered very frequently at the different ſtages of its growth, and the pine-lands lie too high to be overflowed. It alſo requires a ſtrong rich ſoil, which is only to be found in the ſwamps and marſhes; and they are always perfectly level. The culture of rice, conſequently, requiring that a rich, level, and clay ſoil ſhould be conſtantly kept wet, and be expoſed in that ſituation, throughout the ſummer and fall months, to the conſtant action of a hot ſun, muſt be exceedingly unwholeſome; and, the more it is extended, the more unhealthy muſt the country become. But a ſmall part of the rice-lands are contiguous to the tide, ſo as to be overflowed by it; and, where they do not poſſeſs that advantage, large reſerves of water become neceſſary. Theſe are ſtagnant a great part of the year, and of courſe become, in that ſultry climate, highly putrid and noxious; and, when emptied on the rice-fields, they leave their baſons covered with mud, ſlime, and ſcum, to putrify and infect the air. Where tide-lands or marſhes are banked in and cultivated, the tide is introduced frequently enough to water the ground, but not to waſh and purify it, and prevent putrifaction.

This lays open to us the great ſource of unhealthineſs in the Southern ſtates; and accordingly we know, that, before this culture was introduced, thoſe countries were not found more ſickly than other places. The malignant autumnal fevers, which now prevail, were then much

leſs known; nor did the inhabitants find it neceſſary to fly from their homes during the hot months, in order to eſcape diſeaſe. It is alſo well known, that theſe fevers prevail moſt where the rice-planting is moſt extenſively carried on; and that the moſt unhealthy ſituations are thoſe in the neighbourhood of rice-plantations. Were the marſhes left wholly expoſed to the continual waſhing of the tide; were the ſwamps left covered with their trees, and ſecured from the operation of the ſun; or, were the one and the other perfectly banked in, drained, and cultivated in hemp, graſs, cotton, or grain; the charge of unhealthineſs would ſoon ceaſe to be made againſt theſe climates.

This theory is fully confirmed by fact and obſervation. The ſea-iſlands of South Carolina, where no rice is planted, and where the ſoil, though flat, is ſandy, are remarkably healthy. Thoſe of Georgia are equally ſo, and for the ſame reaſons. Charleſton is juſtly thought to be indebted, in part, for its healthineſs, to its remoteneſs from rice-plantations; there being none within leſs than eleven or twelve miles of it. Savannah, on the contrary, though ſituated very high and on a ſandy ſoil, and enjoying the advantage of ſea-air in nearly the ſame degree with Charleſton, is very unhealthy, on account of the rice-lands by which it is ſurrounded; while the country, at a few miles diſtance, where no rice grows, is very wholeſome. In the Southern parts of Georgia the country becomes unhealthy, preciſely in proportion as rice-planting advances. On the banks of the Alatamaha, near its mouth, where ſome eſtabliſhments of that ſort have been made, fevers prevail; as they do alſo,

alſo, in a much greater degree, on Newport-River, and on the Oghethee, near the ſea; which are, next to the Savannah, the principal rice-ſettlements of that ſtate. Higher up on the Oghethee, every where on the Alatamaha, at a little diſtance from the rice-plantations, and every where beyond it, no rice being there planted, we find it healthy. I once paſſed ſeveral weeks, in Auguſt and September, on the Great Sittilla, where a conſiderable ſettlement is formed on the very edge of the ſwamps; and I ſaw but one perſon ſick. The inhabitants informed me, that fevers or agues very ſeldom appeared among them; and malignant fevers never. It was the ſame caſe at St. Mary's and Turtle-River, which I likewiſe viſited.

I therefore conclude, that the lower parts of Georgia are not naturally unhealthy, nor like to become ſo, while the ſwamps and marſhes are neglected, and the cultivation confined to the high pine-lands. Should the ſwamps and marſh-lands ever be cultivated, it muſt not be in rice, but ſome other production, which will require them to be made and kept perfectly dry. Otherwiſe it will be neceſſary to leave them covered with their thick and lofty foreſts, and waſhed by the daily return of the tide. It is now time to conſider the productions for which theſe countries are adapted; that being the third circumſtance on which their value depends.

Theſe productions are either natural or artificial; ſuch as the country produces of itſelf, and ſuch as require the aids of cultivation.

Among

Among its natural productions, the moſt extenſive and important is wood; which may be claſſed under the heads of ſquare timber, boards and ſcantling, ſtaves, ſhingles, and hoops. The demand for all theſe in the Weſt Indies is great and increaſing, and muſt be ſupplied from the Southern ſtates. The French iſlands have, indeed, been withdrawn from the market ſince the troubles; but, whenever they return to a peaceful ſtate, they will require an immenſe additional ſupply to replace the ſtructures of all kinds, that have been deſtroyed in the war. It is likewiſe probable, that many of the great towns, in the Northern and middle ſtates, will find it convenient to receive a very conſiderable part of their building-materials from the Southward. I do not ſpeak of ſhip-timber, becauſe the ſpecies of it, which grow particularly in the Southern ſtates, (live oak and cedar,) are confined almoſt entirely to the ſea-coaſt. There is very little, if any, on your land. As to maſts, ſpars, and plank, of which there is a vaſt abundance, they will be included in the general deſcription of ſquare timber and boards.

It has already been remarked, that the high lands of theſe countries, that is, the uplands, in contra-diſtinction to the ſwamps and marſhes, are covered almoſt entirely with pine. Near the coaſt, and in the neighbourhood of the ſalts, it is very inferior both in ſize and quality; but, above the ſalts, and from thence to the diſtance of a hundred, and ſometimes a hundred and fifty, miles from the ſea, it is excellent and abundant to a degree not found in any other place.

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In travelling through that country, I have been aſtoniſhed at the immenſe number and enormous ſize of thoſe trees. The moſt advantageous method of exporting them is in ſquare pieces; for, preparing them in that manner requires leſs labour, capital, and machinery, than any other. You have nothing to do but fell the tree, cut it into proper lengths, and ſquare it; and, ſuch is the quantity of them growing on the very banks of the rivers, that a great number of perſons might be employed in this buſineſs for many years, without the neceſſity of tranſporting the timber by land half a mile.

No buſineſs can be more profitable, inſomuch that fifty, ſixty, and even ſeventy, pounds ſterling have often been made in a ſeaſon to every hand employed. I am perſuaded, indeed, that, taking one acre with another of the pine-lands in Georgia, there is timber enough on them, conveniently ſituated for tranſportation, to pay their price ten times over, after a reaſonable deduction for the expence of cutting and carriage.

In loading veſſels however with timber in thoſe countries, it is neceſſary to have the ſmaller kinds, what is called lumber; becauſe large pieces of ſquare timber cannot be ſtowed alone in a veſſel without loſing a great deal of its freight. Many of the markets too, indeed almoſt all of them, eſpecially thoſe in the United States, require boards and ſcantling. Hence ſituations for ſaw-mills become an important object, and they are indeed very abundant both by the tide and by ſtreams. The Sittilla affords the

the beſt ſituations of the former kind, and the Alatamaha, by its numerous ſmall branches, has the beſt and the greateſt number of the latter.

Timber for ſtaves and ſhingles abounds exceedingly in the ſwamps, a great part of whoſe growth, indeed, conſiſts of white oak and cypreſs, the beſt woods for thoſe objects. They are very profitable, both on account of the great and conſtant demand for them, eſpecially for ſtaves in the Weſt Indies, and alſo for the convenience of loading veſſels, which will receive a conſiderable quantity of thoſe articles, after they are fully freighted with boards and large timber. The ſame obſervations will apply to hoops; proper timber for which grows in great abundance in the ſwamps, and often in the high lands.

The natural productions of this country, next in order and importance, are tar, pitch, and turpentine, for which it is admirably adapted by the immenſe quantity of pine growing contiguous to navigation. The importance of theſe articles to ſo great a ſhip-building country as the United States is ſufficiently obvious. The demand muſt increaſe with the immenſe increaſe of our ſhipping, and the value of theſe lands will riſe in proportion to the decay of proper timber in other places. It ſhould alſo be obſerved that the pine near the ſalts, which is not fit for exportation, ſuits very well with theſe objects, and that even the beſt timber is little, if at all, injured by being firſt employed in this way.

Hogs

Hogs and cattle may alſo be numbered among the natural productions of this country, for they may be raiſed in the greateſt numbers without any other feeding than what they can find in the woods and ſwamps. Raiſing them in countries ſo ſituated, has always been a moſt profitable buſineſs; and was purſued to great extent in South Carolina, till an increaſed population diminiſhed its advantages. Still, however, it is carried on to conſiderable extent in the Southern States, and there is a certainty of its becoming more and more profitable from the great extenſion of our leather manufactures, and the increaſing demand for tallow, occaſioned by the growth of our ſhipping, and the more expenſive way of living now becoming univerſally faſhionable.

Theſe advantages, however, though great and important, being yet temporary in their nature, muſt gradually leſſen, and at length entirely ceaſe, with the progreſs of population. The moſt permanent, as well as the moſt abundant, ſources of wealth are thoſe which cultivation opens. For what objects of cultivation then, for what artificial productions, are theſe countries adapted?

They are either objects of conſumption, or objects of exportation. To the firſt, as moſt eſſential, we will firſt direct our attention.

It will be neceſſary here to recollect the diviſion already made of theſe lands into pine-lands, ſwamp, and marſh. The two latter are known to be, for the moſt part,

part, of an exceeding rich ſoil, and applicable, when reclaimed, to a great variety of uſeful productions, beſide rice, in which they have been hitherto employed. Indian corn grows no where in greater abundance. They alſo produce barley, wheat, and hemp, in great perfection, and are excellently adapted to graſs of various kinds. The great labour and expence, however, of clearing, reclaiming, and cultivating, them, give the pine-lands a decided ſuperiority. In compariſon with the latter, in point of quality alſo, they are extremely inconſiderable. The danger, moreover, of rendering the country unhealthy, by clearing the ſwamps, and ſhutting out the tide from the marſhes, forms a ſerious and formidable objection againſt attempting their cultivation, till a very conſiderable population ſhall have raiſed the price and value of lands, and afforded ſufficient powers of labour to drain, clear, and dry them completely. Leaving the ſwamps and marſhes therefore with theſe general obſervations, I ſhall proceed to conſider the pine-lands a little more at large; and, firſt, with a view to the articles of conſumption which they are capable of producing.

Among theſe productions Indian corn holds the firſt rank, not only on account of its utility and importance as a bread-grain and as food for all ſorts of animals, but alſo becauſe it is particularly ſuited to the climate and ſoil of the country in queſtion. This grain, which, on account of its abundant production and various uſefulneſs, has, of late years, been very generally introduced even in thoſe parts of the United States where formerly it was unknown,

unknown, loves a light ſandy ſoil and a mild climate. If the land where it is planted be very rich or highly manured, the crops are proportionably abundant; but it produces very well in places much leſs fertile, and where wheat, barley, hemp, or clover, will hardly grow. Though beſt ſuited to a warm climate, and moſt productive there, it produces very well alſo in cold countries; and, in the ſtiffeſt clay lands, provided the ſeaſons be wet, it gives you abundant crops; but as thoſe lands are much more ſenſible of drought than the ſandy ones, it is found, for a ſucceſſion of years, to ſucceed beſt in the latter. I have ſeen excellent crops of it growing, without the leaſt aſſiſtance from manure, in the pine-lands of South Carolina and Georgia, which, till within theſe few years, were thought incapable of yielding ſubſiſtence to man. Were a good ſyſtem of farming and manure adopted, the produce would no doubt be greatly increaſed; and theſe countries, by the great facility with which large ſtocks of cattle can be raiſed and maintained in them, are rendered particularly favourable to the manuring ſyſtem.

Theſe lands alſo produce rye, and, when ſlightly manured, in very great abundance. Few experiments, as far as I know, and I believe no good ones, have yet been made on wheat or barley; but I have no doubt that with good culture they would ſucceed very well. Theſe grains ought not, however, to be numbered among the productions for which the pine-lands are well ſuited. It is, however, by no means the ſame caſe with oats, which grow there very well. Buck-wheat has, I believe, never been

been tried. Turnips are known to ſucceed, with potatoes of both kinds, eſpecially ſweet potatoes, which grow better in the pine-lands than any where elſe. They alſo produce in abundance all kinds of pulſe, roots, and garden-ſtuff, and are particularly favourable to various kinds of fruit-trees, as peaches, pears, figs, pomgranates, plumbs, nectarines, and apricots. Apples and cherries are thought not to ſucceed in climates ſo far South. Cherries I believe do not; but, if the fact be true of apples, which I take to be not ſufficiently eſtabliſhed, it muſt be attributed to the climate, not the ſoil: for the greateſt apple-orchards, that I know of, and the moſt productive, are in the pine-lands of North Carolina.

Among articles of conſumption ought to be mentioned the grape and the olive, which, though little known in the Southern States, or indeed in America, are found from ſome experiments, not numerous, but entirely ſatisfactory, to ſucceed perfectly well in the pine-lands of South Carolina and Georgia. I have, indeed, always regarded thoſe two articles as abundant ſources of wealth in theſe countries, which, both in climate and ſoil, much reſemble many of thoſe places where the vine and the olive-tree are cultivated to the greateſt advantage. I have claſſed them among objects of conſumption, becauſe that will probably be their firſt deſtination, but I cannot entertain a doubt of their becoming hereafter very important ſtaples of exportation.

Cotton, however, muſt be regarded as infinitely the moſt important, and, wood excepted, the moſt immediate

diate object of exportation for thoſe countries. To judge of its importance to the cultivators and the States where it grows, we need only be told, that, for the laſt two or three years, the exportation of it from Georgia has nearly trebled annually; that, from the lightneſs of the labour, women and children may be advantageouſly employed in cultivating and preparing it for market; that the labour of this preparation may be greatly abridged by the introduction of better machinery; that, in its preſent ſtate, it frequently yields forty, ſometimes fifty, and even ſixty pounds to the hand; that it is applicable to every ſort of ſoil, from the richeſt ſwamps to the lighteſt pine-land, though it thrives beſt in a ſoil both rich and light, as ſand mixed with loam, or manured; and that, requiring the ſurface to be kept clean and dry, its culture is very healthy. I have ſeen excellent crops of this plant growing in various parts of Georgia on the common pine-land, with no aſſiſtance from manure, and very little from cultivation. The culture of it is extending rapidly in Georgia. In South Carolina alſo it has been introduced, and is making ſome progreſs. In a few years, I have no doubt, it will almoſt entirely ſuperſede rice and indigo in thoſe States. Its vaſt national importance to the Union, and the probability of its becoming an object of particular attention and encouragement to the federal legiſlature, may be inferred from its giving us poſſeſſion of a moſt extenſive and valuable material for our growing manufactures, and contributing more than any other of our productions to render us independent of foreign ſupply, in caſe of a rupture with the commercial and maritime powers of Europe.

Flax will probably be an article of conſumption, for the ſupply of domeſtic manufactures, before it becomes an object of export, which, however, it is very capable of being. The pine-lands produce it very well. Flax-ſeed we know is an important article.

The laſt great object of exportation that I ſhall mention, though many ſmaller ones might be enumerated, is raw ſilk. The climate of South Carolina and Georgia is remarkably favourable to the ſilk-worm itſelf; and the ſoil of the pine-lands is excellently adapted to the mulberry-tree, on which it feeds. It is unneceſſary to enlarge on the importance of this object, when we recollect the great beauty and uſefulneſs of the ſilk manufactures, the vaſt extent to which they have been introduced among us, and the immenſe ſums which we annually pay to Europe and Aſia in exchange for them.

This view of the productions for which this country is fitted, brings us now to conſider its advantages for exportation. This part of the ſubject, indeed, has already been touched on under the firſt head; but, as it is a point of great importance in eſtimating the value of lands, it will not be improper to conſider it a little more at large.

It may be remarked, in the firſt place, that ſome of the moſt valuable productions of this country, being of a very light carriage, and containing conſiderable value in ſmall bulk, will bear tranſportation by land a conſiderable diſtance. Of this number are cotton and raw ſilk. Cattle alſo,

alſo, and hogs, which, in the firſt ſtages of its ſettlement, will be very valuable articles, may be added to the ſame claſs; becauſe you drive them to market with little trouble or expence. The caſe, however, is different with wood, its moſt important immediate production; which is of no value as an article of export, without convenient water-carriage. This is furniſhed by the great number of ſtreams that every where interſect the country. The *Savannah*, the *Oghettee*, the *Alatamaha* and its branches, the *Sittilla*, and the *St. Mary's*. The banks of theſe rivers, eſpecially the *Alatamaha* and *Sittilla*, as well as the country in their vicinity, are covered with immenſe quantities of pine. Theſe ſtreams are ſo numerous, that few ſpots could be choſen more than five or ſix miles diſtant from ſome one of them: but the quantity of timber on their banks is ſuch, that the buſineſs of cutting it might be carried on for a long time, and to very great extent, without the neceſſity of two miles land-carriage. Theſe obſervations may alſo be applied to pitch, tar, and turpentine, with this additional advantage, that a great deal of pine near the ſalts, and conſequently very contiguous to navigation, ſuits very well for them, though unfit for timber.

Nor is this country leſs bountifully ſupplied with ports than with rivers. Savannah, one of the beſt in the Southern States, has a conſiderable commerce, and an inland water-communication with all the rivers South of it to the St. Mary's. Sunbury, between the *Savannah* and the *Alatamaha*, is not inconſiderable: and Darien, on the Alatamaha, is acceſſible to veſſels large enough for the

Weſt-India and lumber trade. The town of St. Mary's, on the river of that name, is an excellent port, and has a very growing commerce: but New Brunſwick, on Turtle-river, is by far the beſt port South of the Cheſapeake; and though, as yet, not much frequented, is deſtined, no doubt, to become the ſeat of an immenſe trade. It is but a few miles from the ſea, healthy and beautiful in its ſituation, acceſſible to merchant-ſhips of the largeſt ſize, and connected with the *Alatamaha* and *Sittilla* by inland water-communications, ſufficient for every purpoſe of intercourſe.

Thus acceſſible to other countries, healthy, ſuited for a great variety of uſeful productions, and conveniently ſituated for exportation and commerce, it may be ſafely concluded, that the piny-lands of Georgia poſſeſs very conſiderable intrinſic value, and offer great advantages for ſettlement and cultivation.

The ſame obſervations will apply to the pine-lands near the ſea-coaſt of *South Carolina*; with this exception, that conſiderable ſettlements having long been formed there, moſt of the good timber conveniently ſituated for tranſportation has been cut, and the advantages for raiſing cattle very greatly diminiſhed. Theſe diſadvantages, however, are, perhaps, more than counter-balanced by the conveniencies of an advanced population, of roads, bridges, and ferries, and of the vicinity to Charleſton, one of the moſt extenſive markets and greateſt trading-towns in America. It may likewiſe be doubted, whether the pine-lands of South Carolina are of as good a quality as thoſe of Georgia.

Georgia. I am inclined to think that they are not; though they certainly are far better than has generally been ſuppoſed.

As to the lands in the middle country of South Carolina, the diſtricts of Orangeburg, Cambden, and Cheraw, they differ more from thoſe of Georgia in ſituation than quality. Like thoſe, they are ſandy, and covered with pine; cleared and cultivated with the ſame eaſe; and capable of ſimilar productions,—Indian corn, oats, rye, potatoes, pulſe, roots, garden-ſtuff, fruit-trees, cotton, mulberry-trees, and vines. The olive is ſaid not to thrive well at ſuch a diſtance from the ſea. Theſe lands alſo abound very much with natural graſs, and are very advantageous for the raiſing of cattle; though leſs ſo than thoſe of Georgia, as having been for ſome time ſettled, and containing a conſiderable population. There are, however, yet places where very great herds of cattle are kept in the woods. I have one myſelf near the river Ediſto, and about ſixty miles from Charleſton, where thoſe, who are well acquainted with the country and the buſineſs, have told me, that a ſtock of one thouſand head might be kept up. To give you an idea of the plenty and cheapneſs of cattle, I will mention that a perſon in Orangeburg-diſtrict offered to furniſh me with five hundred head, or any greater or ſmaller number, delivered at my own place, at one pound ſterling each. Hogs are alſo raiſed here with great eaſe, and in very conſiderable numbers. They require little feeding, indeed none; finding ſufficient ſubſiſtence in the woods.

Theſe lands alſo produce a great deal of excellent pine-timber, though leſs than thoſe of Georgia; and in places near to the rivers much of it has been cut. Much, however, remains; and the cutting of it is ſtill an object of importance.

The advantages for exportation which theſe diſtricts enjoy are not inconſiderable; though, in this reſpect, they are much inferior to the Georgia lands. The diſtrict of Orangeburg is waſhed on the South ſide by Savannah-river, which affords, at this time, navigation for boats, and is uſed for exportation up to Auguſta. At the diſtance of leſs than forty miles North of this river, is the South branch of Ediſto; and from thence to the North branch is about twenty miles. Theſe rivers, even below their confluence, have hitherto been but little uſed, except for rafts of timber; but boats can go where rafts can. Both branches are free from ſhoals to their very ſources; and rafts, even in their preſent uncleared ſtate, obſtructed as they are by drift-wood and trees, have gone down them for a conſiderable diſtance above the town of Orangeburg, which is eighty miles from Charleſton. The depth of water is known to be ſufficient for boats even ſtill higher. A canal is now projected, and will probably be ſoon begun, for uniting the Ediſto river with the Aſhley; whereby the communication between Charleſton and the former will be rendered not only one hundred miles ſhorter, but perfectly ſafe. About thirty miles from the Ediſto, ſtill farther North, runs the Congaree, navigable for boats up to Columbia. North of that, at no great diſtance,

tance, is the *Wateree*, which boats conſtantly aſcend as high as Cambden. Theſe two places are about forty miles diſtant from each other, and each of them one hundred and twenty from Charleſton. They are in the very heart of the pine-lands. Beyond the Wateree, ſtill going North, runs Black-river, the navigation of which is but little known. Its courſe, however, being through a level country, and conſequently free from ſhoals, there is no reaſon to doubt that it will be found practicable a conſiderable diſtance. The Peedee, on the borders of *North Carolina*, is a much more important river; affording a good navigation at preſent to the whole of Cheraw, and a great part of George-town diſtricts, with the proſpect of a much more extenſive one hereafter.

Moſt of the lands in queſtion lie within leſs than a hundred miles from Charleſton, to which place there are good roads from every part of them; and hardly any where can they be more than twenty or thirty miles from one of the above-mentioned rivers. Moſt of them are contiguous to the Congaree or Wateree, by which two ſtreams the Santee is formed; and, by means of the canal between the latter river and the Cooper, now very conſiderably advanced, will enjoy an eaſy, ſafe, and expeditious communication with Charleſton. Such of them as lie near the Savannah river will have their intercourſe with the town of Savannah; thoſe on the Black-river and Peedee with George-town; thoſe contiguous to the Congaree, Wateree, and Ediſto, with Charleſton. All will have a ready and convenient acceſs to a good market.

It remains for me now, my dear ſir, to make ſome obſervations applicable to the pine-lands of both ſtates, and to anſwer ſome objections which have been raiſed againſt their ſuitableneſs for advantageous cultivation.

The firſt obſervation reſpects the ſoil, which is the ſame in both States; light, porous, and abſorbent, retaining no water on the ſurface, and affording very few materials for vegetable putrefaction. Conſequently, theſe countries, already healthy, would be rendered ſtill more ſo by clearing the land and expoſing it to the ſun; ſince the portion of moiſture, which muſt always remain on a ſurface thickly ſhaded with trees and covered with graſs, would be thereby evaporated.

Another very important conſideration is the great eaſe with which theſe lands are cleared and cultivated. The labour attending theſe operations is comparatively inconſiderable. The pine-lands have very little undergrowth, few ſmall trees, and no ſtones. Indeed they produce little elſe than pine-trees and graſs; and the former, though abundant, are by no means as numerous as the trees in ſwamps or high clay lands. When you have cut away the pines, which may almoſt every where be converted into timber, the land is cleared. The ſoft and light nature of the ſoil, alſo, level and free from ſtones, enables you to cultivate it with the utmoſt eaſe, and in very great quantities. I have no doubt, that the expence of labour and time, neceſſary for producing a crop on one acre of the hilly clay lands of Pennſylvania, would be ſufficient for cultivating

cultivating four acres of the ſoil in queſtion: a difference much more than equal to the difference of product.

I have ſpoken of theſe lands in their preſent ſtate, and with a view to the rude and imperfect culture now practiſed in thoſe countries; but, when all the productions, of which they are found capable, come to be aided by good cultivation and manure, they will, no doubt, become much more abundant. Even in their preſent ſtate, they afford a moſt plentiful ſubſiſtence for men and cattle with very moderate labour. It is a fact, now eſtabliſhed by ſufficient experience, and of which I have often been an eye-witneſs, that perſons of care and induſtry, who ſettle on theſe lands, thrive faſter and ſooner attain a plentiful and a comfortable ſituation than in the richeſt clay lands. The ſuperior contiguity of the former to market, and the great facility of raiſing hogs and cattle, no doubt contribute very much to this effect: but theſe circumſtances may very properly be enumerated among the advantages of the country.

But the pine-lands, it has been ſaid, are unfit for an improved ſtate of agriculture, becauſe they will not retain manure; being of ſo porous and abſorbent a nature, that all the juices ſink down, and ſpeadily leave the ſoil in its former ſituation. This however is not true. Wherever large pines grow, there is clay a little below the ſurface; and the ſoil, though chiefly compoſed of ſand, contains a portion likewiſe of loam, which renders it ſufficiently tenacious. Indeed I do not know or believe that either of theſe circumſtances is neceſſary for rendering this land capable

pable of improvement by manure: for, I have ſeen the lighteſt, and apparently the moſt barren, pine-lands, near the rice-plantations, ſo highly manured as to produce turnips, roots of all ſorts, and every kind of garden-ſtuff, in great perfection. Nothing is more certain, from daily experience, than that the better ſort of pine-lands, thoſe which produce large timber and graſs, are capable of the higheſt improvement.

Of theſe lands, as of all other deſcriptions, there are different qualities. The beſt are thoſe which have an undergrowth mixed with hickory-buſhes, than which no lands are found more productive; even wheat grows in them to great advantage. Some, on the contrary, are little better than high ridges of looſe barren ſand, ſcarcely producing vegetable-ſubſtances enough to cover the ground. Theſe can hardly be conſidered as fit for any kind of cultivation. In other places, the land is low, cold, and ſour; liable to be frequently overflowed; requiring very great labour to drain and cultivate it; and, perhaps, ſcarcely capable at laſt of any uſeful production. The former of theſe deſcriptions (the high barren ridges) prevails moſt in the middle country; the latter near the ſea; and both are more frequently to be ſeen in South Carolina than Georgia. In neither State, however, do they conſtitute a greater proportion than is uſually found of barren land in moſt countries. It is a certain rule, that, wherever there is plenty of graſs, and a thick growth of large pine, the ſoil, though not as good as that which produces an undergrowth of hickory-buſhes, is nevertheleſs fit for advantageous cultivation in all the articles which

which have been enumerated; and this is the caſe with by far the greater part of the pine-lands.

But if theſe lands, it is ſaid, are ſo valuable, why have they been ſo little regarded? Why, in the ſettlement of South Carolina and Georgia, were they wholly overlooked? Why have they obtained the proverbial appellation of pine-barrens? To give theſe queſtions a ſatisfactory anſwer, we muſt advert a little to the manner in which thoſe States were ſettled, and to the objects of cultivation produced by the firſt inhabitants.

The ſea-coaſts of South Carolina were ſettled firſt, and they were ſettled by Europeans. The culture of rice was introduced at an early period, and was found very profitable, eſpecially for the employment of ſlaves. It therefore became the univerſal ſtaple of the country, the univerſal object of cultivation; and no lands but the ſwamps or marſhes were fit for it. The pine-lands of courſe were wholly neglected; except ſome ſmall ſpots here and there, which were cultivated in proviſions for the uſe of the rice-plantations and in their vicinity, where theſe lands are generally of the worſt quality. Even theſe ſmall ſpots were ſo miſerably attended, and the little culture which they did receive was ſo wretched, that they produced far leſs than they are capable of; and, for the moſt part, became entirely barren in a few years. Their production, too, when compared with that of the ſwamps, was, at beſt, very ſmall: and the production was compared without comparing the labour and expence of cultivation. Hence a moſt unjuſt and unfavourable

inference

inference was drawn to the diſadvantage of the pine-lands. They conſequently grew more and more into diſrepute, and, the ſame cauſes continuing to operate, came at length to be conſidered and treated, by the low country-people, as good for nothing. The ſame mode of ſettlement took place, and the ſame circumſtances exiſted, in Georgia.

As to the upper or interior parts of thoſe States, they were not ſettled till long after, and then they received their inhabitants from the Weſtern parts of Pennſylvania, Maryland, Virginia, and North Carolina; chiefly the two latter. In Virginia, the univerſal object of exportation, for a very long time at leaſt, was tobacco, which ſtill continues to be their greateſt ſtaple, it being but lately, and in particular places, that wheat has been adopted in its ſtead. In Maryland, and thoſe parts of North Carolina which lie moſt contiguous to the Virginia market, the ſame ſyſtem prevails. Wheat, in Pennſylvania, has always been the great ſtaple, as alſo in ſome of the more Weſtern parts of North Carolina, which were ſettled by emigrations from that ſtate. Tobacco, therefore, and wheat, but chiefly the former, were the ſtaples to which the perſons who firſt ſettled in the interior parts of South Carolina and Georgia had been accuſtomed; and to neither of them are the pine-lands adapted. The objects for which thoſe lands are fit, theſe ſettlers had never purſued; they therefore ſought the more interior parts, where they were preſented with a ſtrong clay ſoil, bearing every appearance of great fertility, and promiſing new advantages

tages for the purſuit of their favourite objects, in proportion to the freſhneſs and plenty of the land.

Thus, between rice in the lower country and tobacco above, the middle grounds, the pine-lands, were almoſt entirely neglected. Their appearance, which in a new and unſettled ſtate is by no means as beautiful or expreſſive of fertility as that of the clay and loam lands, did not contribute to bring them into more repute. They produce leſs underwood than lands of the latter deſcription, a leſs luxuriant growth of vegetables. Fewer leaves fell to cover and manure the ſurface: being alſo more porous, and more expoſed to the ſun, they are more dry, and have far leſs of that thin black mould, which is formed on the uncleared ſurface of clay land by moiſture and decaying vegetable ſubſtances, and gives them an appearance of ſuch luxuriant fertility.

A very common error of the human mind contributed very much to confirm and extend this diſadvantageous opinion of the pine-lands. From the great force with which ideas aſſociate themſelves in our minds, we are apt, when we obſerve any ſubject to be attended, in ſome ſituations, by certain properties, to ſuppoſe that they belong to it invariably. Pine-trees are known to grow very well on a barren ſoil. In the moſt fertile countries, to the Southward at leaſt, wherever there is a ſtrong, barren ridge, it is generally covered with pines. Theſe trees, on the contrary, grow very ſparingly on the richeſt lands. The people in the interior parts of the Southern States, having obſerved theſe circumſtance, aſ-

ſociated

ſociated ſo ſtrongly the ideas of pines and barrenneſs, that, wherever they ſaw a great number of thoſe trees, they concluded the land to be good for nothing.

The thin ſtate of population alſo, and the great abundance of land, favouring habits of idleneſs, and a negligent mode of tillage, tended much to ſtrengthen this prejudice. The firſt ſettlers in new countries chooſe the moſt fertile ſpots, where the few ſeeds that they commit to the ground may produce a plentiful crop with very little labour. They neglect the reſt, and, by degrees, it gains the reputation of barren land, from which it is not reſcued till an increaſed population has forced the people into a juſter way of thinking on that ſubject, and a more perfect ſyſtem of agriculture. This progreſs is much more ſlow than one would imagine. Not only in the Weſtern ſettlements, but in ſome very populous parts of Georgia and South Carolina, the people will ſhew you lands as barren, which, in thoſe parts of Pennſylvania where agriculture is underſtood, would ſell for fifteen or twenty pounds the acre.

Under ſo many unfavourable impreſſions, it was hardly poſſible that the pine-lands ſhould ſoon become an object of attention; nor need we be ſurpriſed at the ſtate of neglect in which they ſo long continued, if we conſider how ſlow is the progreſs of the human mind in correcting its own errors and making uſeful diſcoveries. England has been for ſome centuries a manufacturing country, and yet all her greateſt improvements, in that reſpect, have taken place within the laſt forty or fifty, perhaps the

laſt

laſt twenty, years. Even her agriculture has advanced more within the laſt half-century than in five preceding ones. It is but of late that we have begun to underſtand and call into activity the numerous advantages of our own country. Rice-planting has been purſued in South Carolina almoſt from the firſt ſettlement of the country; and yet the planters, till within a very few years, have refuſed to adopt the uſe of machinery in preparing the rice for market; though daily obſervation might have taught them that the labour of thoſe operations could be diminiſhed, by that means, more than half. They ſtill perſiſt in cultivating their proviſions, particularly Indian corn, with the hoe, notwithſtanding the experience and admonitions of their neighbours, who know that one plough can attend more land than twenty hoes, and attend it better. As to the back-country people, they perſevere obſtinately in the cultivation of tobacco, every pound of which that they carry to market brings them in debt; and they ſtill tranſport their commodities by land to Charleſton, though in their way thither many of them are obliged to croſs a river where boats were ready to ſave them one hundred and twenty miles of the diſtance. In this they only imitate the reſt of mankind, who perſiſt in their old habits until they are driven, as it were, by force into the moſt uſeful improvements. We all know the ſtory of the Iriſh plows, and the hiſtory of turnpikes and canals in England. The attempts made in that way in our country by a few enlightened individuals have been oppoſed rather than ſupported by the community. Need it then be wondered at that the pine-lands,

having,

having, from particular circumſtances, been neglected at firſt, ſhould continue to be neglected?

Notwithſtanding all this, however, they are now becoming more and more an object of attention, even to the people of thoſe countries themſelves, and ſufficient experiments have been made on them to prove, beyond all doubt, that they are highly advantageous for the objects of cultivation above-enumerated. The firſt ſettlements were made in the rivers, where a very few rich ſpots, and the convenience of cutting timber, afforded ſtrong inducements. They were gradually extended to the middle grounds: firſt, hunters; then, people whoſe object was the raiſing of cattle; and, laſtly, cultivators. It is now known that, all things taken together, the advantage of cattle and hogs, the eaſe of clearing and tillage, the greater vicinity to navigation, the value and light carriage of the exports, the ſuperior ſecurity againſt dry ſeaſons, leſs labour will procure an abundant ſubſiſtence here than in the rich clay lands of the upper country.

In enumerating the agricultural productions to which the pine-lands of Georgia and South Carolina are applicable, I have forborne to mention indigo, though they are known, from numerous experiments, to produce it very well. Indeed it is by far the moſt valuable article now exported from the middle country of South Carolina; in ſome parts of which, eſpecially near the town of Orangeburg, it has long been cultivated with advantage in the high pine-lands. I conceive cotton, however, and raw

ſilk,

ſilk, eſpecially the former, to be far more advantageous in every point of view; better adapted to the ſoil, leſs laborious, more productive to the cultivator, and more profitable to the community. Indigo, however, may be relied on as a certain reſource in thoſe lands.

I now, my dear ſir, conclude this long, and, as I fear it will prove to you, tireſome letter, with wiſhing you a happy voyage, and complete ſucceſs in the objects of it.

I am, with great regard,

Your very humble ſervant,

ROBERT G. HARPER.

# LETTER,

*From the ſame, to the Hon. Robert Morris, Eſq. dated Weſtminſter, State of Vermont, October 27, 1795.*

IN paſſing through this State and Maſſachuſetts, ſir, up the river Connecticut, I have made ſome obſervations which tend to elucidate the ſubject of pine-lands, on which I had the honour of encloſing to you a letter to Mr. ****, from Fiſhſkill, in the State of New-York. I have thought it proper to mention thoſe obſervations to you, becauſe they not only corroborate the opinions delivered in that letter, but give a higher idea of the value of pine-lands than I have ventured to expreſs. Should you think them important, you will pleaſe to forward them.

In aſcending the Connecticut-river, after you leave the State of Connecticut, you frequently meet with extenſive plains of a light ſandy ſoil, and covered with pine. The trees, however, are extremely ſmall, ſuch as we ſhould think entirely unfit for timber, and the ſoil is very looſe. The country, indeed, in appearance, reſembles the moſt barren of our piny ridges in the Southern States. Impreſſed as I am with the value of pine-lands, I ſhould have pronounced theſe good for nothing. Obſerving, however,

however, that in many places they were cleared and cultivated, and that the crops growing on them had a very good appearance, I made ſome inquiries on the ſubject. The reſult of them was, that theſe lands, till within a few years, had been conſidered as of no value; but lately, however, they had become an object of ſome attention, and ſome ſettlements had been made on them; that they were found to produce Indian corn and rye exceedingly well; that, though the crop was ſomething leſs, the grain, eſpecially the rye, was of a better quality, and that the eaſe of cultivation very nearly made up the difference; that within the laſt three years the graſſes, particularly clover, and timothy, had been tried in them, and found to ſucceed; that putting them in graſs, and paſturing them for ſome time, was an excellent and certain method of fertilizing them, becauſe it rendered the ſurface more compact, more tenacious, and more ſuſceptible of manure; that they produce very good crops of wheat, for one or two years, without manure; and that no lands, not even the hills and mountains, are more healthy. I obſerved great quantities of pumkins growing on theſe lands, than which there is no better food for cattle, hogs, and horſes; and they contain ſome of the beſt apple-orchards in the whole country, which abounds very much with that fruit.

Theſe lands are perfectly flat, and their being healthy greatly corroborates the theory reſpecting the healthineſs of the Southern States, contained in the afore-mentioned letter. They are alſo near the river.

I find that the price of them is from five to ten dollars. There are ſome, I am told, higher up the river, which contain a conſiderable quantity of good pine-timber, and they will ſell for from ten to twenty dollars. Good farming-lands ſell on this river for from five to ten pounds; the beſt meadow from twenty to thirty. The pound of theſe States is three dollars and a third.

What is called good timber in this country, is abundantly inferior to the Southern pine. It is the white pine, much leſs valuable for ſhip-timber or building; the trees not ſo large, ſo tall, or ſo free from blemiſhes; and the difficulty and expence of tranſportation are alſo much greater. This place is one hundred and fifty miles from the ſea, and the Connecticut-river, before it reaches its mouth, has three falls, two of which cannot be paſſed without locks, and the other with difficulty.

As to ſoil, it is well known that the ſame apparent fertility will give much leſs production here than in the Southern climates; but the pine-lands here are vaſtly inferior in quality to thoſe of the Southern States; they are moreover without timber, and one hundred and fifty miles from the ſea. The climate too renders them unfit for cotton or ſilk, and they produce little or no natural graſs, with which the Southern pine-lands ſo greatly abound. If they did produce it, the long and ſevere winters would prevent cattle from being raiſed without feeding.

feeding. Yet, under all these disadvantages, the pine-lands in Vermont and Massachusetts are worth from five to ten dollars the acre! The inference to be drawn from these facts, sir, need not be mentioned to you.

I have the honour to be, with the greatest regard and respect,

Sir, your very humble servant,

ROBERT G. HARPER.

THE END.

☞ *Regiſtered ſhares in the* North-American Land-Company *may be had of* BARRELL *and* SERVANTE', No. 6, Ingram-Court, Fenchurch-Street, *on which the firſt dividend of* ſix per cent. *without deduction, is now payable at Meſſrs. Newnham, Everett, and Co. bankers, Manſion-Houſe-ſtreet.*

*The plan and articles of aſſociation of the Company, contained in the preſent work, may be had ſeparately of the agents, price* 6d. *where alſo may be had plans of various tracts of valuable land in each of the United States, which they have to diſpoſe of on very advantageous terms, particularly a few ſhares in the* OHIO COMPANY, *comprehending an undivided part of the City* Marietta, *with upwards of fifty townſhips, each of ſix miles ſquare, depending; ſituate on the confluence of the* Muſkingum *with the* Ohio, *as well as many fine tracts of land on the oppoſite ſide; which, ſince the confirmation of peace with the Indians, may truly be conſidered as important as any part of that country.*